



Unified Government of Wyandotte County and Kansas City, Kansas

Economic Development & Finance Standing Committee

Fifth Floor Conference Room
701 N. 7th Street Trafficway, Kansas City, KS 66101

Chair Commissioner Melissa Bynum

*Commissioner, District 1 - Jermaine Howard, Commissioner, District 2 - Bill Burns,
Commissioner, District 5 - Carlos Pacheco, Commissioner, District 7 - Chuck Stites,
Commissioner, District 8 - Andrew Davis, BPU Board Member David Haley*

UPDATED AGENDA

Monday, June 1, 2026

5:00 PM

1. Call to Order/Roll Call

2. Revisions to June 1, 2026, Agenda

AGENDA UPDATE: ADDING DOCUMENT TO ITEM NO. 4.4.

3. Approval of standing committee minutes from June 2 and September 8, 2025, and March 30 and April 27, 2026.

4. Committee Agenda

4.1 PRESENTATION: FIRST QUARTER INVESTMENT REPORT 2026

Synopsis: A summary of the First Quarter Investment report for 2026, covering the period of January 1, 2026, through March 31, 2026.

For information only

Tracking #: 21488

4.2 PRESENTATION: FIRST QUARTER FINANCIAL REPORT 2026

Synopsis: A summary of the First Quarter Financial Report for 2026, covering the period of January 1, 2026, through March 31, 2026.

For information only.

Tracking #: 21494

4.3 **RESOLUTION: HEALTH FORWARD FOUNDATION GRANT - STAFF SUPPORT FOR COMMUNITY HEALTH IMPROVEMENT PLAN (CHIP) HOUSING PLAN IMPLEMENTATION**

Synopsis: Requesting Commission approval to receive a grant submitted to the Health Forward Foundation for \$75,000. The Health Dept submitted the grant on April 6, 2026. Funding supports staff time to coordinate implementation of the 2024-2028 Community Health Improvement Plan (CHIP). Health Forward has awarded this grant, in varying amounts, to the Health Department for CHIP staff since 2021, and is a core financial supporter of the county's CHIP.

It is requested that this item be fast tracked to the June 4, 2026, Board of Commissioners meeting.

Tracking #: 21359

4.4 **RESOLUTION: MIDTOWN STATION UPDATE (ADDING DOCUMENT PER AGENDA UPDATE)**

Synopsis: A resolution providing an update from Eastside Innovation, the developer of the Midtown Station project. Staff is requesting direction from the Committee.

Tracking #: 211145

5. Public Agenda

6. Adjourn

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**AGENDA UPDATE
ECONOMIC DEVELOPMENT & FINANCE
STANDING COMMITTEE MEETING
MONDAY, JUNE 1, 2026**

ADDING DOCUMENT

4. COMMITTEE AGENDA

Item No. 4.4 – RESOLUTION: MIDTOWN STATION UPDATE

Synopsis: A resolution providing an update from Eastside Innovation, the developer of the Midtown Station project. Staff is requesting direction from the Committee.

Tracking #: 211145

Unified Government of Wyandotte County and Kansas City, Kansas



Economic Development & Finance Meeting
5th Floor Conference Room
701 N. 7th Street Trafficway, Kansas City, KS 66101

Commissioner Tom Burroughs, Chair

*Commissioner Gayle Townsend – Commissioner Chuck Stites – Commissioner Bill Burns
Commissioner Phil Lopez – Stevie Wakes, BPU Board Member*

MINUTES

**Monday, June 2, 2025
5:00 PM-7:58 PM**

Attendance:

Committee Members Present:

- Commissioner Burroughs (Chair)
- Commissioner Burns
- Commissioner Stites
- Commissioner Lopez
- Commissioner Townsend
- Mr. Wakes (BPU Board Member)

Committee Members Absent:

- None

Staff Present:

- Monica L Sparks (Unified Government Clerk's Office)
- Rodney Lucas (Interim Assistant County Administrator)
- Jeff Conway (Senior Counsel)
- Chelsea Chism (Economic Development Director)
- Andrea Vinyard (County Treasurer)
- Dr. Shelley Kneuvean (Chief Financial Officer)
- Debbie Jonscher (Deputy Chief Financial Officer)
- Michelle Wooten (Deputy Treasurer)

1. Call to Order:

Commissioner Burroughs called the meeting to order at 5:00 PM.

2. Revisions to Agenda:

The Clerk reported that there were no revisions to the agenda.

3. Approval of Previous Minutes:

There were no minutes available for approval.

4. Committee Agenda:

Item 4.1 - PRESENTATION: 2025 QUARTER 1 INVESTMENT REPORT (Discussion Begins: 3:13)

Michelle Wooten, Deputy Treasurer and Cash Manager, presented the quarterly investment report for January 1, 2025, through March 31, 2025.

Key Points

- Average yield: 3.07% (up from 3.02% in Quarter 4 (Q4) 2024)
- Days to maturity: 116 days (up from 100 days in Quarter 4 2024)
- Portfolio composition: 67% cash, 33% invested
- Total interest earned in Quarter 1 2025: \$2 million
- Two CDs matured at UMB, \$5 million each

Shelly Kneuvean, Chief Financial Officer, explained that the limits relating to maturity showed “no” benchmark compliance due to overnight cash being included in calculations which skews the 30-60% target range to 66%.

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

This item was for information only, and no commission action was required.

Item 4.2 - RESOLUTION: FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT (HOMEFIELD PROJECT) (Discussion Begins: 25:50)

Richard Knapper, Homefield Representative, provided an extensive presentation on the proposed Fourth Amendment to the Homefield development agreement.

Key Points

Project Status:

- Original star bond approval: \$150 million
- May 2022 bond issuance: \$116,694 million (shortfall due to market conditions)
- \$10 million held back by bond buyer, later released in August 2024
- Total investment since Homefield takeover: \$430 million
- Additional \$220 million under contract

Completed Facilities:

- Homefield Showcase Center (150,000 sq ft indoor facility)
- Homefield Baseball (8 artificial turf fields)
- Margaritaville Resort Hotel (\$180 million, opening within 12 days)
- Atlas Nine Immersive Museum (opening late July/early August)

Visitor Statistics:

- Showcase Center: nearly 400,000 visitors in past 12 months
- Baseball complex: almost 500,000 visitors in past 12 months

Amendment Requests:

- Budget updates to reflect 2025 costs versus 2021 – 2022 projections
- Replace Jeep dealership with Hyundai dealership (under construction)
- Modify public/private ratio from 7/30 to 62.5/37.5
- Property tax pilot for Atlas Nine museum (\$100,000 annually, increasing 4% yearly)
- Remove deadlines for TopGolf and arena due to uncertainty
- Extension of community investment deadline (\$4.35 million) to 180 days after next star bond issuance
- Allow cosmetic dent repair facility (variance request)

Todd LaSala, outside legal counsel, explained that the variance for dent repair was not included in the amendment because staff and the Department of Commerce felt it didn't align with star bond program spirit. Mr. LaSala further clarified there are no changes to the original public/private ratios; the amendment provides accommodation for land acquisition costs and on-time waiver opportunity. The \$4.35 million economic development investment would be escrowed at the next bond issuance with six months to invest in downtown/historically urban areas.

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Burns moved to adopt the resolution and fast-track the resolution to the June 5, 2025, Board of Commissioners meeting. The motion was seconded by Commissioner Stites.

Vote: Motion carried 5-1

- Ayes: Wakes, Lopez, Burns, Stites, Townsend
- Nays: Burroughs
- Absent: None

**Item 4.3 - RESOLUTION: SAUER CASTLE INDUSTRIAL REVENUE BONDS
(Discussion Begins: 2:04:10)**

The Sauer Castle resolution was presented by Curtis Holland of Polsinelli Law Firm, with additional input from owner Mike Heitman and architect Angie Gabler.

Key points:

Project & Location:

- Project: Restoration and adaptive reuse of Sauer Castle as a community/event venue
- Location: 911, 935, and 945 Shawnee Drive, Kansas City, Kansas (District 6)
- Entity: Sauer Castle LLC (owner: Mike Heitman)

Team:

- Curtis Holland (Polsinelli) – presented IRBs
- Mike Heitman – owner/developer
- Angie Gabler (Strata Architecture & Preservation) – project architect

IRB Request:

- Amount up to \$11.5 million in Industrial Revenue Bonds
- Purpose: Sales tax exemption only on construction materials and (because it's a rehab) certain labor.
- No property tax abatement attached to these IRBs

Scope of Work:

- **Phase 1 (completed):**
 - A. Structural stabilization; exterior saved from imminent collapse

- **Phase 2 (current):**
 - A. Complete interior restoration (finishes, all new MEP systems)
 - B. Rebuild historically appropriate rear kitchen/restroom addition (replacing a collapsed 1920s addition)
 - C. ADA access: New lift serving lower level and first floor, accessible restrooms, accessible porch and site paths
 - D. Reconstruct porches and restore site features (e.g., fountain, walks, landscape)
 - E. Caretaker's house renovated for small meetings and limited overnight stays related to events
 - F. New carriage/maintenance building for equipment storage.

Intended Use:

- Primary use: Small-scale event center and community venue:
 - A. Weddings, receptions (with tented lawn options)
 - B. Corporate or civic meetings
 - C. Art fairs, community gatherings
- Public access:
 - A. Periodic open houses/tours and community-oriented events
 - B. Not a 9 – 5 daily public attraction; events scheduled and controlled
- Overnight stays: Limited, tied to events (e.g., wedding party in caretaker house), not positioned as a standard VRBO/STR operation.

Financial Structure & Rationale:

- Total project budget: ~\$10.9 million (IRB cap at \$11.5M to allow for contingency)
- Funding: Essentially privately financed by the owner; not a profit-driven project
- Goal: Generate just enough revenue from events to:
 - A. Cover ongoing operations and maintenance, and
 - B. Keep the property sustainable long-term (not a money-making venture)
- Historic incentives: Applying for state and federal historic tax credits; all work designed to meet Secretary of the Interior's Standards.
- Sales tax impact: Exemption has modest impact on government revenue, but is significant for project feasibility.

Neighborhood Revitalization Act (NRA) – Related Item:

- Separate, but related approval: a special NRA project:
 - A. 75% rebate on the incremental property tax for up to 20 years
 - B. Applies only to the increase in value; base taxes continue
 - C. First special NRA project in ~13 years, used because:
 - 1. Historic property in NRA Area 1
 - 2. Project cost far exceeds standard NRA cap (\$3M)

The Chairman opened the public hearing. The following comments were received:

- **Greg Kindle (Comment Begins: 2:43:27)**

The Chairman closed the public hearing.

Commissioner Lopez moved to adopt the resolution. The motion was seconded by Commissioner Stites.

Vote: Motion carried 6-0

- Ayes: Wakes, Lopez, Burns, Stites, Townsend, Burroughs
- Nays: None
- Absent: None

Item 4.4 - RESOLUTION: SAUER CASELE NRA SPECIAL PROJECT (Discussion Begins: 2:47:06)

Discussion was made on this item along with Item No. 4.3 Resolution.

Commissioner Lopez moved to adopt the resolution. The motion was seconded by Commissioner Stites.

Vote: Motion carried 6-0

- Ayes: Wakes, Lopez, Burns, Stites, Townsend, Burroughs
- Nays: None
- Absent: None

Item 4.5 - RESOLUTION: BUDGETARY AND FINANCIAL POLICIES OF THE UNIFIED GOVERNMENT (Discussion Begins: 2:48:19)

Dr. Shelley Kneuvean, Chief Financial Officer, presented the resolution for adoption of three new policies.

Key points:

Meal and Refreshment Policy:

- Requires business purpose for all food expenditures
- Tie reimbursements to federal per diem rates
- Standardizes retirement celebration refreshments
- Allows travel advances or actual receipts not exceeding per diem

Surplus Property Policy:

- Establishes process for non-real estate surplus disposal
- Requires public bidding process
- Creates consistent practice across departments
- Directs proceeds to replacement funds
- Updates insurance and fixed asset records

Gift Card Policy:

- Restricts gift card purchases due to fraud risk
- Requires pre-approval and business purpose
- Mandates detailed documentation and recipient signatures
- Intended for infrequent use only (youth programs, incentives)

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Townsend moved to adopt the resolution with amended language to the Meal and Refreshment Policy, non-alcoholic drinks. The motion was seconded by Commissioner Stites.

Vote: Motion carried 6-0

- Ayes: Wakes, Lopez, Burns, Stites, Townsend, Burroughs
- Nays: None
- Absent: None

Adjournment: (Discussion Begins: 2:58:40)

Commissioner Stites moved to adjourn the meeting. The motion was seconded by Commissioner Lopez.

Vote: Motion carried 6-0

- Ayes: Wakes, Lopez, Burns, Stites, Townsend, Burroughs
- Nays: None
- Absent: None

The meeting was adjourned at 7:58 PM.

BJS

Unified Government of Wyandotte County and Kansas City, Kansas



Economic Development & Finance Meeting
5th Floor Conference Room
701 N. 7th Street Trafficway, Kansas City, KS 66101

Commissioner Tom Burroughs, Chair

*Commissioner Gayle Townsend – Commissioner Chuck Stites – Commissioner Bill Burns –
Commissioner Phil Lopez – Stevie Wakes, BPU Board Member*

MINUTES

Monday, September 8, 2025
5:00 PM-6:00 PM

Attendance:

Committee Members Present:

- Commissioner Burroughs (Chair)
- Commissioner Stites
- Commissioner Lopez
- Commissioner Townsend
- BPU Board Member Wakes

Committee Members Absent:

- Commissioner Burns

Staff Present:

- Brittnie MacDonald (Unified Government Clerk's Office)
- Alan Howze (Assistant County Administrator)
- Wendy Green (Chief Deputy Legal Counsel)
- Chelsee Chism (Economic Development Director)
- Shelley Kneuvean (Chief Financial Officer)
- Michelle Wooten (Deputy County Treasurer)
- Debbie Jonscher (Deputy Chief Financial Officer)

Call to Order:

Commissioner Burroughs called the meeting to order at 5:00p.m.

Revisions to Agenda:

The Clerk reported that there were no revisions to the agenda.

Approval of Previous Minutes:

There were no minutes available for approval.

Committee Agenda:

Item 4.1 - RESOLUTION: FIFTH AMENDMENT TO ASSIGNMENT, ASSUMPTION AND SECONDED AMENDED DEVELOPMENT AGREEMENT (HOMEFIELD PROJECT) (Discussion Begins 1:58)

Chelsee Chism, Economic Development Director, stated that the developer had requested the item be continued to the September 29, 2025, Economic Development & Finance meeting. However, it was clarified that the committee would proceed with the item as scheduled on the current agenda.

Richard Napper, representing the developer, explained that the proposal authorizes the creation of a community improvement district (CID) for K1 auto racing and a 99-room Hilton hotel that would impose a 2% sales tax on those projects. Mr. Napper clarified that these are Pay As You Go CIDs, not bonded, requiring no upfront investment from the county. The developers will invest approximately \$42 million to build both facilities before any tax reimbursement would be available. Chairman Burroughs sought clarification that the total amount to be financed with the proceeds of the 2% district sales tax CID is \$6.5 million inclusive of both projects. Mr. Napper confirmed this was correct.

The Chair opened the public comment. Comment was received from the following:

- **Carrie McCarthy (Comment Begins 11:59)**

The Chairman closed the public hearing.

Commissioner Townsend moved to adopt the resolution. The motion was seconded by Commissioner Stites.

Vote: Motion carried 4/1

- Ayes: Wakes, Stites, Townsend, Burroughs

- Nays: Lopez
- Absent: Burns

Item 4.2 - PRESENTATION: SECOND QUARTER 2025 INVESTMENT REPORT (Discussion Begins 26:09)

Michelle Wooten, Deputy Treasurer/Cash Manager, presented the quarterly investment report for the second quarter covering April 1 through June 30, 2025.

Key Metrics:

- Average yield: 3.05% (down from 3.07% in Quarter 1)
- Days to maturity: 91 days (down from 116 days in Quarter 1)
- Portfolio allocation: 72% invested, 28% cash
- Interest earned for Quarter 2 2025: \$1.5 million

Ms. Wooten explained that higher cash levels were due to three CDs maturing near the end of June and the current past-due delinquent tax collection period. New investments were made in August for the third quarter.

Investment Portfolio Composition (of \$367 million total):

- \$70 million (19%) in fully collateralized CDs per investment policy and state statute
- \$34 million (9%) in US agencies

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

This item was for information only, and no action was required.

Item 4.3 - PRESENTATION: SECOND QUARTER 2025 FINANCIAL REPORT (Discussion Begins 40.26)

Shelley Kneuvean, Chief Financial Officer, joined by Debbie Johnscher, Deputy CFO, presented the second quarter financial report covering the major governmental funds.

City General Fund:

- Property taxes: 96% collected (favorable compared to estimates)
- Sales and use tax: 51% collected (slightly above expected 50%)
- BPU pilot: 44% (normal delay due to remittance timing)
- Final year receiving \$10 million related to Star Bond bonds (legal requirement only)

- Salary and benefits: 55% of budget spent (should be 50%) - representing ongoing overspending issue
- Projected fund balance: 22% (consistent with budget forecasts)

County General Fund:

- Property taxes: 97% collected
- Sales tax: 51% collected (county only retains 7%; 93% is remitted over to Kansas City, Kansas, Edwardsville, and Bonner Springs)
- Salaries and benefits: on track overall (some departments overspending)

Parks Combined Fund:

- Property taxes: 97% collected
- City transfer: 50% completed (\$4.9 million total)
- Salary and benefits: 39% due to vacancies and hiring freeze

Dedicated Sales Tax Fund:

- Sales tax: 50% collected (on target)
- Funds 25 police officers and 25 firefighters
- \$7.4 million budgeted for infrastructure; \$2 million spent (projects encumbered)

Sanitary Sewer Fund (new addition to report):

- Charges for services: 46% (timing delay with BPU collection)
- Salaries and benefits: 43% (hiring freeze impact)
- Fund balance: 31.6 million (72% - high due to future project planning)

Ms. Kneuvean noted the hiring freeze was implemented while awaiting budget resolution, and significant budgeting policy changes are being made to address personnel overspending by only budgeting 100% filled positions.

Outstanding Debt Summary:

- \$581 million in bonds outstanding as of end of 2024
- \$56 million in principal and interest payments budgeted for current year
- Debt pause continues for general obligation bonds
- Enterprise fund sewer bond issuance expected for consent decree compliance

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

This item was for information only, and no action was required.

Adjournment: (Discussion Begins 1:00:09)

Commissioner Townsend moved to adjourn the meeting. The motion was seconded by Commissioner Lopez.

Vote: Motion carried 5-0

- Ayes: Wakes, Lopez, Stites, Townsend, Burroughs
- Nays: None
- Absent: Burns

The meeting was adjourned at 6:00 p.m.

MLS

Unified Government of Wyandotte County and Kansas City, Kansas



Economic Development & Finance Meeting
5th Floor Conference Room
701 N. 7th Street Trafficway, Kansas City, KS 66101

Chair Commissioner Melissa Bynum

*Commissioner, District 1 - Jermaine Howard, Commissioner, District 2 - Bill Burns
Commissioner, District 5 - Carlos Pacheco, Commissioner, District 7 - Chuck Stites
Commissioner, District 8 - Andrew Davis, BPU Board Member David Haley*

MINUTES

Monday, March 30, 2026

5:05 PM – 9:31 PM

Attendance:

Committee Members Present:

- Commissioner Bynum (Chair)
- Commissioner Howard
- Commissioner Burns
- Commissioner Pacheco
- Commissioner Stites
- Commissioner Davis
- BPU Board Member Mr. Haley

Committee Members Absent:

- None

Staff Present:

- Maiyee Lor (Deputy Unified Government Clerk)
- Rodney Lucas (Assistant County Administrator)
- Jeff Conway (Senior Counsel)
- Reginald Lindsey (Budget Director)
- Dr. Shelley Kneuvean (Chief Financial Officer)
- David Johnston (County Administrator)
- Debbie Jonscher (Deputy Chief Financial Officer)

Call to Order:

Commissioner Bynum called the meeting to order at 5:05 P.M.

Revisions to Agenda:

No revisions to the agenda were reported.

Approval of Previous Minutes: (Discussion Begins 2:33)

Commissioner Burns moved to approve the minutes from the January 13, 2025, meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carried 7-0

- Ayes: Haley, Davis, Stites, Pacheco, Burns, Howard, Bynum
- Nays: None
- Absent: None

Committee Agenda:

Item 4.1 - RESOLUTION: TRANSFER OF FUNDS SENIOR CITIZEN TAX REFUND PROGRAM (Discussion Begins 3:15)

Monica L. Sparks, UG Clerk, presented a resolution requesting the transfer of \$175,000 from contingency reserves to the senior citizen tax refund program. She reported the program has grown significantly, processing \$514,000 in rebates by March 20, 2026, with 210 scheduled appointments through April 15. The program serves all districts county-wide and combines both UG and state funding components.

Key Points:

- 2023-24: Doubled participation from the previous year
- 2025: 1,400 applications totaling \$934,000 refunded
- Budget \$602,000
- Combined utility and sales rebate: \$465,000 (2025)
- Property rebates: \$468,000 (2025)

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Davis moved to adopt the resolution. The motion was seconded by Commissioner Pacheco.

Commissioner Davis revised his motion and moved to adopt the resolution and to fast-track it to the April 2 Board of Commission meeting. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 7-0

- Ayes: Haley, Davis, Stites, Pacheco, Burns, Howard, Bynum
- Nays: None
- Absent: None

Item 4.2 - RESOLUTION: AMENDMENT TO THE INDUSTRIAL REVENUE BONDS (IRBS) AGREEMENT FOR NORTHPOINT DEVELOPMENT, LOCATED AT I-70 AND TURNER DIAGONAL (Discussion Begins 16:10)

Dr. Shelley Kneuvean presented an amendment to increase the North Point industrial revenue bonds agreement from \$155 million to \$250 million (\$95 million increase) due to construction cost increases. The original agreement from 2019 included eight buildings, with five completed to date.

Kevin Wempe, Bond Counsel, explained that IRBs provide property tax abatement for up to 10 years and sales tax exemption on construction materials. These are "buy your own bonds" purchased by the developer, not backed by the Unified Government.

Financial Details Presented:

- Pilot payments already received: \$679,422
- Building 8: 304,000 sq ft, additional \$91,000 in pilots
- Building 6: 407,000 sq ft, additional \$122,000 in pilots
- Current vacant ground tax: \$6,592

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Davis moved to adopt the resolution. The motion was seconded by Commissioner Burns.

Vote: Motion carried 7-0

- Ayes: Haley, Davis, Stites, Pacheco, Burns, Howard, Bynum
- Nays: None
- Absent: None

Item 4.3 - RESOLUTION: LETTER OF INTENT BETWEEN THE UNIFIED GOVERNMENT AND SANTA FE GROCERS (Discussion Begins 47:37)

Todd LaSala, outside counsel, presented a letter of intent for Santa Fe Grocers to operate the former Merc location at 501 Minnesota Avenue through a three-year management agreement with renewal options.

Key Points:

- Management agreement (not sale/lease due to new market tax credits restrictions)
- \$572,000 in store improvements (paid by Santa Fe Grocers)
- \$150,000 UG contribution toward improvements
- \$5,000/month occupancy fee after one-year stabilization period
- 3% annual increases on renewal terms
- Operating hours: 8am-8pm daily
- Must accept EBT, SNAP, WIC payments
- Purchase option at fair market value with rent credit

Anthony Estrada, Santa Fe Grocers, presented his background, including 35 years in the grocery business and 17 years serving the KCK community. He detailed plans to maximize the 16,000 sq ft space by removing the seating area, adding a full-service meat department, scratch bakery, and tripling produce selection. Opening inventory investment is estimated at \$250,000.

Key Points:

Store Improvements Planned:

- Full-service meat department with counter
- Scratch bakery with oven
- Extended produce selection with new display tables
- Additional grocery aisles by removing seating areas
- Separate produce cooler
- No alcohol sales to maximize grocery space

Employment and Community Engagement:

- 15-25 local jobs anticipated
- Commitment to hire KCK residents, especially near store
- Community events and partnerships planned
- 10% above cost pricing for nonprofits and food pantries
- Ambassador volunteer program for students

The Chairman opened the public hearing. Comments were received from the following:

- **Sylvia Watson (Comment Begins 1:40:44)**
- **Thomas Gordon (Comment Begins 1:43:38)**
- **Greg Kindle (WEDC) (Comment Begins 1:45:18)**
- **Pastor Cedric Rowan (Comment Begins 1:52:26)**
- **Eva Garcia Meza (Comment Begins 1:54:37)**
- **Latoya Wilson (Comment Begins 1:56:20)**

The Chairman closed the public hearing.

Commissioner Burns motion to approve and fast track to April 2 meeting. The motion was seconded by BPU Board Member Haley.

Vote: Motion carried 7-0

- Ayes: Haley, Davis, Stites, Pacheco, Burns, Howard, Bynum
- Nays: None
- Absent: None

Item 4.4 - RESOLUTION: HOMEFIELD COMMUNITY INVESTMENT (Discussion Begins 2:13:59)

Todd LaSala reviewed the Homefield development agreement requirement for a \$4.35 million investment in new economic development projects in downtown and historically urban areas of Kansas City, Kansas, by November 14, 2027.

Kurt Peterson, Homefield, announced the decision to focus the investment on workforce housing, anticipating approximately 20 homes at a roughly \$250,000 price point. He noted the owners' experience in residential development, concrete, asphalt, and site work businesses.

Investment Details:

- \$4.35 million commitment through November 2027
- Approximately 20 homes anticipated
- Target price point: \$250,000
- Preference for land bank lots
- Open to partnerships with local developers

The Chairman opened the public hearing. Comments were received from the following:

- **Steve Sessions (Comment Begins 2:30:40)**
- **Greg Kindle (WEDC) (Comment Begins 2:34:40)**
- **Eva Garcia Meza (Comment Begins 2:38:40)**

The Chairman closed the public hearing.

Commissioner Davis moved to approve. The motion was seconded by Commissioner Pacheco.

Commissioner Davis amended his motion to moved to approve and fast track to April 2 meeting. The motion was seconded by Commissioner Pacheco.

Commissioner Davis amended the motion and moved to approve and fast track to April 2 meeting with the understanding that if the developer does not use Wyandotte County Land Bank, they will come back to get approval for the investment. The motion was seconded by Commissioner Pacheco.

Commissioner Davis amended the motion again and moved to approve and fast track to April 2 meeting with the condition that the developer will come back to the committee to provide a quarterly report on how the investment is being spent. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 6-1

- Ayes: Haley, Davis, Stites, Pacheco, Burns, Bynum
- Nays: Howard
- Absent: None

Item 4.5 - RESOLUTION: MASTER EQUIPMENT LEASE AMENDMENT (Discussion Begins 3:09:44)

Debbie Jonscher, Deputy Chief Financial Officer, presented a resolution to extend the master equipment lease purchase agreement with Bank of America through December 31, 2026. The agreement finances fleet vehicles and equipment over terms matching useful life, with UG owning the equipment at lease end.

Key Points:

Equipment Categories:

- Police vehicles, fire trucks, ambulances
- Dump trucks, buses, fleet vehicles
- Mowers, tractors, sweepers, salt spreaders
- Telecommunications equipment, cameras, computers

Financial Details:

- Total authorized: \$9.9 million
- Expected 2026 financing: \$6.6 million
- Includes 2024 equipment delayed to 2026 delivery

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Burns moved to approve the resolution. The motion was seconded by Commissioner Stites.

Vote: Motion carried 7-0

- Ayes: Haley, Davis, Stites, Pacheco, Burns, Howard, Bynum
- Nays: None
- Absent: None

Item 4.6 - APPOINTMENT: AMERICAN ROYAL SUBCOMMITTEE (Discussion Begins 3:15:39)

Commissioner Bynum explained the need to appoint a second member from the Economic Development and Finance Committee to serve on the American Royal \$5 million origination fee subcommittee. The subcommittee must meet within 60 days of bond issuance (before May 3, 2027) and will receive ongoing \$1.3 million annual payments until bonds retire.

Subcommittee Composition:

- Chair of Economic Development and Finance Committee
- One additional EDF Committee member
- Chair of Public Works and Safety Committee
- One additional PWS Committee member
- Mayor

Commissioner Pacheco removed himself from consideration due to expected family obligations.

The Chairman opened the public hearing. Comments were received from the following:

- **Pastor Bruce Draper (Comment Begins 3:24:42)**

The Chairman closed the public hearing.

Commissioner Burns motioned to appoint Commissioner Stites. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 7-0

- Ayes: Haley, Davis, Stites, Pacheco, Burns, Howard, Bynum
- Nays: None
- Absent: None

Item 4.7 - UPDATE: FOURTH QUARTER FINANCIAL REPORT 2025 (Discussion Begins 3:27:55)

Dr. Kneuvean recommended deferring the financial report to the May meeting due to meeting length but proceed with the UMB Bank community reinvestment presentation requested by Commissioner Davis.

Monty Spradling with UMB Bank Community Reinvestment Programs presented staff:

Shanae Kimber, Community Business Banking Officer:

- Toolbox Kansas City partnership: construction and financial documents programming
- Build WYCO partnership: affordable housing focus
- Youth Challenge with KCKCC, Black Mastermind Group, Technical Assistance, and Grow KC are loan equity programs
- Network Kansas veteran and minority business support

Brady Ridner, Impact Finance Group,

- 2023-2025: 4 projects, \$56 million construction loans in Wyandotte County, \$35 million LIHTC equity
- Currently working on: Chalet Manor and Glanville Tower rehabs, \$27 million construction debt, \$18 million LIHTC equity provided by UMB

Shaquille, Community Development Program Manager:

- First-time homebuyer program: Up to 3% down payment grant, 2% closing costs
- Since 2021: \$8.4 million in grants and closing costs for the program
- Bank On product: UMB free checking account with a \$5 monthly fee checking with no overdraft charges
- Community Development Advocate program: 47 associates across a 14-state footprint after launch
- KC Metro giving: \$3.9 million (2023-2025) to LMI-focused organizations

The financial report was deferred to the May meeting to allow adequate time for review.

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

This item was for information only, and no action was required.

Item 4.8 - DISCUSSION: CIRCUIT-BREAKER ASSISTANCE FOR RESIDENT EQUITY (CARE) PROGRAM (Discussion Begins 3:44:40)

Commissioner Dr. Pacheco presented a comprehensive proposal for a property tax relief program titled "CARE" (Circuit Breaker Assistance for Resident Equity) for Wyandotte County residents. Dr. Pacheco explained that the CARE program would provide rebates when property taxes exceed what households can reasonably afford, regardless of age, income, or other limits placed by existing rebate programs.

Key Points:

- The program features three targeted triggers:
 - A. **Income Protection Rebate:** Applies when county taxes exceed 5% of household income
 - B. **Valuation Spike Protection:** Applies to owner-occupants with year-over-year valuation increases greater than 10%
 - C. **Longtime Homeowner Protection Rebate:** For residents in their homes 10+ years in good tax standing, providing 20% rebate of year-over-year county tax increases
- The program would be funded through 25% of returning revenue from expiring economic development incentives, estimated at \$450,000 to \$3 million annually, with higher amounts expected as major incentives expire in 2027

The Chairman opened the public hearing. Comments were received from the following:

- **Pastor Bruce Draper (Comment Begins 4:21:38)**
- **Teresa Physac (Comment Begins 4:24:06)**

The Chairman closed the public hearing.

This item was for information only, and no action was required.

Adjournment: (Discussion Begins 4:26:05)

Commissioner Burns moved to adjourn the meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carried 7-0

- Ayes: Haley, Davis, Stites, Pacheco, Burns, Howard, Bynum
- Nays: None
- Absent: None

The meeting was adjourned at 9:31 PM.

ML

Unified Government of Wyandotte County and Kansas City, Kansas



Economic Development & Finance Meeting
5th Floor Conference Room
701 N. 7th Street Trafficway, Kansas City, KS 66101

Chair Commissioner Melissa Bynum

*Commissioner, District 1 - Jermaine Howard, Commissioner, District 2 - Bill Burns
Commissioner, District 5 - Carlos Pacheco, Commissioner, District 7 - Chuck Stites
Commissioner, District 8 - Andrew Davis, BPU Board Member David Haley*

MINUTES

**Monday, April 27, 2026
12:36 PM – 12:42 PM**

Attendance:

Committee Members Present:

- Commissioner Bynum (Chair)
- Commissioner Howard
- Commissioner Burns
- Commissioner Pacheco
- Commissioner Stites
- Commissioner Davis

Committee Members Absent:

- BPU Board Member Haley

Staff Present:

- Monica L. Sparks (Unified Government Clerk)
- Jeff Conway (Legal Department)
- Rodney Lucas (Interim Assistant County Administrator)

Call to Order

Commissioner Bynum called the meeting to order at 12:36 PM. The Clerk read the notice of the special meeting.

Revisions to Agenda: (Discussion Begins: 02:27)

No revisions to the agenda were announced.

Committee Agenda:

Item 4.1: APPOINTMENT: AMERICAN ROYAL SUBCOMMITTEE (Discussion Begins: 02:35)

Chairman Bynum explained that the committee had only one agenda item: the appointment of a member of this committee to the American Royal Committee, which is required under the development agreement made with the American Royal. Commissioner Bynum noted that Commissioner Stites had resigned his appointment, creating the need for a new committee member to be appointed.

Commissioner Davis volunteered to serve on the American Royal subcommittee, stating he would be amenable to serve and would work to develop proposals that would include all districts represented on the committee.

Before the vote, Commissioner Stites addressed the committee, explaining his reasons for resigning from the American Royal subcommittee. Stites expressed concerns about alleged meetings occurring outside of the formal committee structure and deals being discussed without full committee participation, citing lack of transparency as his reason for stepping away.

Commissioner Bynum responded to Stites' concerns, clarifying that she was unaware of any deals being floated and that the only meeting outside of the public setting was a single meeting between herself, the mayor, and staff in response to questions she had raised the previous day on a different topic.

Stites reiterated his position that any discussions regarding committee business should include the entire committee and expressed disagreement with meetings being held without full committee presence.

Commissioner Pacheco made a motion to approve Commissioner Davis as the appointee. The motion was seconded by Commissioner Howard.

Vote: Motion carried 6-0

- Ayes: Davis, Stites, Pacheco, Burns, Howard, Bynum
- Nays: None
- Absent: BPU Board Member Haley

Commissioner Stites left the meeting at approximately 12:40 p.m.

Adjournment: (Discussion Begins: 06:44)

Commissioner Burns moved to adjourn the meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5-0

- Ayes: Davis, Pacheco, Burns, Howard, Bynum
- Nays: None
- Absent: BPU Board Member Haley. Stites

The meeting was adjourned at 12:42 p.m.

MLS



Report to Economic Development & Finance Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 2px;">Andrea Vinyard, Director of Revenue/County Treasurer</div> <div data-bbox="586 478 1036 571" style="border: 1px solid black; padding: 2px;">Michelle Wooten, Deputy Treasurer</div> <p data-bbox="586 617 899 722">avinyard@wycokck.org, mwooten@wycokck.org x8226, x8176</p>	Treasurer
AGENDA ITEM #4.1.		
PRESENTATION: FIRST QUARTER INVESTMENT REPORT 2026		
BACKGROUND		
<ul style="list-style-type: none"> • Per the Unified Government's Cash and Investment Policy, a summary of the investment report will be provided quarterly to the Economic Development and Finance Standing Committee. • There are no policy changes required for this item. 		
RECOMMENDATION		
For information only		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
There is zero cost for this item. The item is for information only.		
LEGAL/ POLICY CONSIDERATIONS		
No issues to be aware of.		
ATTACHMENTS		
22d3b75647260c153ec3b326646c1fd920d63adf348cca76cc75e668f77		

Approved by Mayor/Administrator to add to agenda.

Unified Government of WyCo/KCK
Quarterly Investment Report
First Quarter 2026
January 1, 2026 – March 31, 2026

Presented by:

Michelle Wooten

Deputy Unified Government Treasurer/Cash Manager



Unified Government of Wyandotte County and Kansas City, Kansas
Investment Portfolio Compliance Report

March 31, 2026

Key Metrics

- Avg Yield – 2.72%
- DTM – 130 days, down from 180 DTM in Q4-2025

Portfolio

Components

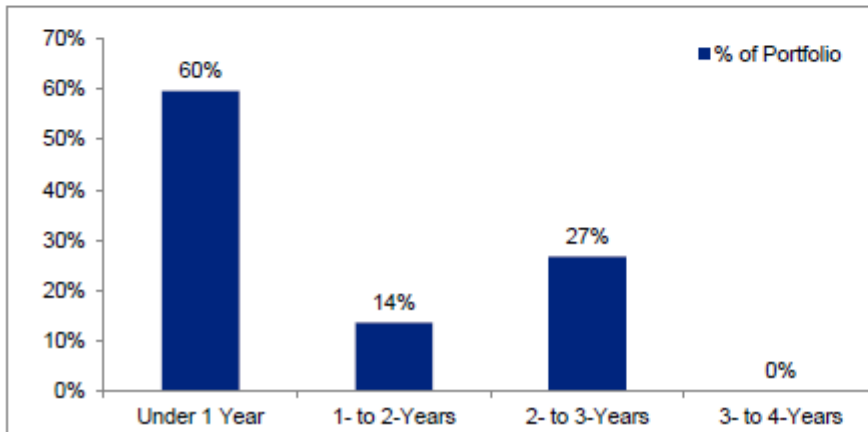
- Cash –71%
- Invested – 29%

Investment Summary - Aggregate Portfolio By Type of Investment

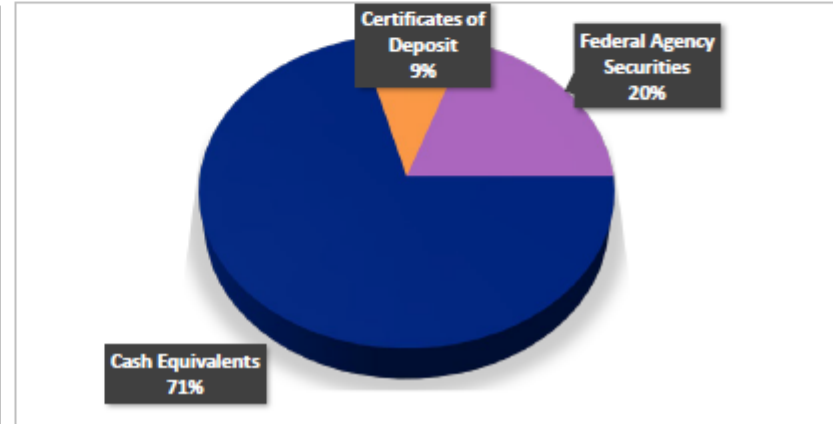
Security Type	Original Cost	Market Value ¹	Amortized Cost ²	% of Portfolio	% Permitted by Policy	Within Target Benchmarks	Average Days to Maturity ³	Weighted Average Yield ³
Property Tax Held for Entities ⁴	\$1,955,909	\$1,955,909	\$1,955,909	na		✓	-	2.33%
Cash Equivalents	\$267,399,091	\$267,399,091	\$267,399,091	71%	100%	✓	-	2.33%
Total Liquidity	\$267,399,091	\$267,399,091	\$267,399,091	71%			-	2.33%
Certificates of Deposit	\$35,000,000	\$35,000,000	\$35,000,000	9%	100%	✓	215	4.02%
Federal Agency Securities	\$73,481,373	\$74,475,114	\$73,481,373	20%	50%	✓	564	3.52%
Total Securities	\$108,481,373	\$109,475,114	\$108,481,373	29%				3.68%
Total Portfolio	\$375,880,464	\$376,874,206	\$375,880,464	100%			130	2.72%

1. Market values provided by UMB Bank, Third-Party Safekeeping Custodial Agent. Recorded at time of settlement to reflect holding investments to maturity.
 2. Amortized cost is the original cost of the principal of the security adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report.
 3. Averages shown are weighted averages calculated based on original cost. Average maturity is shown as days.
 4. Property Tax collections temporarily held by the County on behalf of other governmental entities is not a part of the Unified Government's cash and investment value. The cash being held in trust is presented here for informational purposes.

Total Securities Maturity Distribution



Sector Distribution





Unified Government of Wyandotte County and Kansas City, Kansas
 Investment Portfolio Compliance Report
 March 31, 2026

Key Metrics

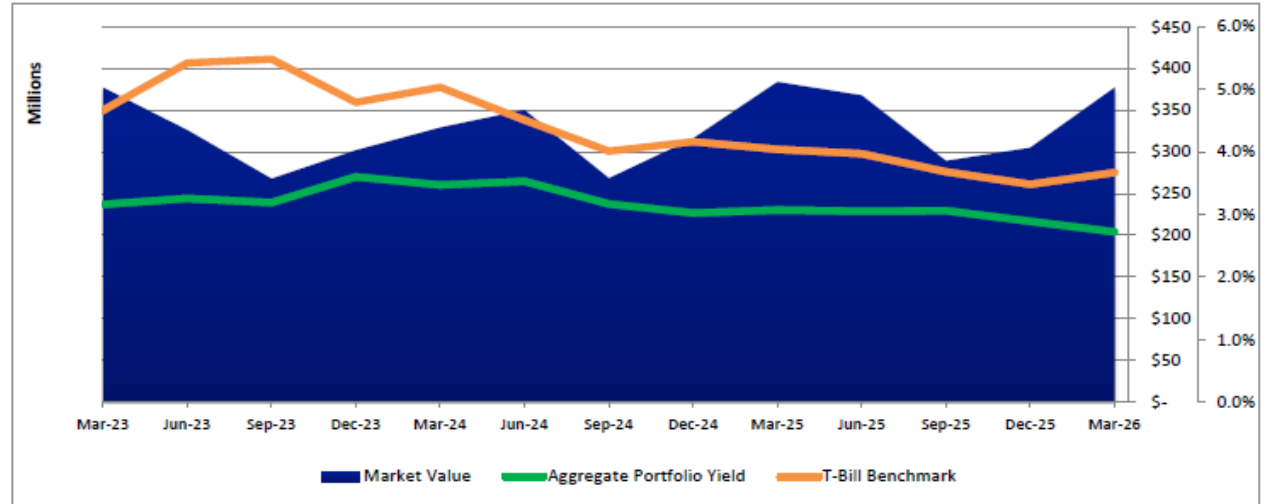
- Avg Yield – 2.72% down from 2.89% in Q4-2026
- Below our target T-Bill benchmark of 3.67%
- Total interest earned for Q1'26 \$2.5M

Target Benchmarks


	Yes	No
Liquidity	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Permitted types of investments	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The investment report herein shown along with ongoing income provides sufficient liquidity to meet estimated expenditures for next 6 months	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Limits within investment categories	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Limits within single agency/institution	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Limits relating to maturity	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Historic Portfolio Size



Aggregate Yield vs. US T-Bill Benchmark



 Dr. Shelley Kneuvean
 Chief Financial Officer

March 31, 2026

 Date

Types of securities in our investment portfolio?

Of the \$376 M total, \$35 M or 9% - CDs fully collateralized per investment policy and State Statute and \$74M or 20% - US Agencies Securities.



Unified Government of Wyandotte County and Kansas City, Kansas Investment Portfolio Compliance Report March 31, 2026

Issuer Detail - Aggregate Portfolio by Issuer

Issuer	Original Cost	Market Value ¹	% of Portfolio ³	% Permitted by Issuer	Within Target Benchmarks ³	Weighted Average Maturity Days ²	Weighted Average Yield ²
Property Tax Held for Entities ³	1,955,909	1,955,909	na	See note 3	✓	0	2.33%
UMB, Operating Fund	242,077,091	242,077,091	64%	25%	✓	0	2.11%
UMB, Health Reserve Fund	25,322,000	25,322,000	7%	25%	✓	0	0.22%
Cash Equivalents	267,399,091	267,399,091	71%		✓	0	2.33%
Capitol Federal Savings	25,000,000	25,000,000	7%	25%	✓	162	2.88%
Security Bank	10,000,000	10,000,000	3%	25%	✓	41	1.11%
Certificates of Deposit	35,000,000	35,000,000	9%		✓	215	4.02%
US Treasury	23,542,325	25,242,878	7%	50% of total portfolio	✓	68	1.25%
Agency	49,939,047	49,232,236	13%		✓	469	2.56%
Federal Agency Securities	73,481,373	74,475,114	20%		✓	564	3.52%
Grand Total	375,880,464	376,874,206	100%			130	2.72%

1. Market values provided by UMB Bank, Third-Party Safekeeping Custodial Agent.

2. Averages shown are weighted averages calculated based on original cost for the respective investment categories. Average maturity is shown as days.

3. Property Tax collections temporarily held by the County on behalf of other governmental entities is not a part of the Unified Government's cash and investment value for investment reporting purposes. The cash being held in trust is presented here for informational purposes.



Unified Government of Wyandotte County and Kansas City, Kansas
 Investment Portfolio Compliance Report
 1st Quarter 2026 - January 1- March 31, 2026

Quarterly Transactions Detail - Aggregate Portfolio

Settlement Date	CUSIP	Issuer	Coupon	Interest Rate ¹	Maturity Date	Par	Overnight Repo Balance Variance
Thru Q1	NA	UMB, Operating Fund		2.330%	3/31/2026	90,426,101	90,426,101
Thru Q1	NA	UMB, Health Reserve Fund		2.330%	3/31/2026	1,697,000	1,697,000
Cash Equivalents						92,123,101	92,123,101
Calls/Maturities							
2/6/2025	1150206481	Security Bank of Kansas City		4.210%	2/6/2026	(10,000,000)	(10,000,000)
3/26/2024	2731276265	Capitol Federal Savings		4.400%	3/26/2026	(10,000,000)	(10,000,000)
						(20,000,000)	(20,000,000)
Purchases							
						-	-
						-	-
						-	-
						-	-
Total						72,123,101	72,123,101

1. The cash equivalents interest rate is provided by UMB based on our contract. The interest rate will be the prior day's US Fed Funds Effective rate minus 131bps

What transactions occurred in Q1 2026?



Report to
Economic Development & Finance Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="581 384 1036 478" style="border: 1px solid black; padding: 5px;"> Shelley Kneuvean, Chief Financial Officer </div> skneuvean@wycokck.org x5849	Finance
AGENDA ITEM #4.2.		
PRESENTATION: FIRST QUARTER FINANCIAL REPORT 2026		
BACKGROUND		
1st Quarter Financial Report, January - March 2026		
RECOMMENDATION		
For information only None		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None		
LEGAL/ POLICY CONSIDERATIONS		
None		
ATTACHMENTS		
1st Quarter 2026 Financial Report Powerpoint FINAL, 1st Quarter Financial Report - January - March 2026		

Approved by Mayor/Administrator to add to agenda.



FIRST QUARTER FINANCIAL REPORT

JANUARY – MARCH, 2026

OVERVIEW OF MAJOR FUNDS & DEDICATED SALES TAX



GENERAL FUNDS CITY AND COUNTY

2026 Budget Revenue:
\$191,631,066
Budget Expense:
\$192,753,298
Change in Net Revenue:
(\$1,122,232)

2026 Budget Revenue:
\$93,255,586
2026 Budget Expense:
\$94,123,066
Change in Net Revenue:
(\$867,480)



PARKS COMBINED FUND

2026 Budget Revenue:
\$9,289,276
2026 Budget Expense:
\$9,635,171
Change in Net Revenue:
(\$345,895)



DEDICATED SALES TAX

2026 Budget Revenue:
\$14,953,102
2026 Budget Expense:
\$18,220,844
Change in Net Revenue:
(\$3,267,742)



SANITARY SEWER FUND

2026 Budget Revenue:
\$58,213,609
2026 Budget Expense:
\$61,417,293
Change in Net Revenue:
(\$3,203,684)

CITY GENERAL FUND

Revenue

- Property taxes are at 58%, motor vehicles at 32%
- Sales and use taxes are at 27%
- BPU Pilot are at 23%
- Budget adoption include which \$10.6M related to STAR bonds as a revenue and expense but is not used each year as there are adequate funds in the state bond fund account

Expenses

- Salaries & Benefits are at 21%
- Contractual Services are at 38%

Net Revenue: (\$1,122,232)

Year End Fund Balance: 20%

Updated with final 2024 ACFR Numbers

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS
STATEMENT OF REVENUES AND EXPENSES
CITY GENERAL FUND
YTD First Quarter January - March 2026

	BUDGET FISCAL YEAR FY 2024	YTD ACTUALS 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUALS EST 12/31/2025	BUDGET FISCAL YEAR FY 2026	YTD ACTUALS 3/31/2026	
Operating Revenues:							
Property Taxes							
Real Property	\$ 37,225,741	\$ 37,874,973	\$ 35,149,327	\$ 34,734,968	\$ 42,000,176	\$ 24,247,607	58%
Motor Vehicle	3,143,605	3,259,639	3,206,691	3,460,561	3,127,672	996,542	32%
Sales & Use Taxes	57,078,624	60,851,837	58,795,674	62,977,759	61,870,199	16,872,441	27%
Other Taxes	-	-	-	-	-	-	-
BPU Pilot	39,150,000	38,885,308	37,100,000	36,303,767	37,700,000	8,577,541	23%
Franchise Taxes	10,672,000	9,952,202	10,100,947	10,468,329	10,153,447	8,672	0%
Miscellaneous Taxes	16,229,746	4,949,820	8,355,596	8,173,065	8,037,575	3,961,060	49%
Annual Appropriations for Star Bonds	-	-	10,334,389	1	10,594,214	1	-
Licenses, Permits and Fees	1,264,229	1,244,575	1,267,179	1,236,885	1,266,544	164,537	13%
Ingovernmental	840,800	943,085	835,700	890,175	842,554	466,457	55%
Charges for Services	3,623,630	4,609,180	5,130,551	2,923,514	3,324,688	738,659	22%
Fines, Forfeitures and Pentalities	1,958,200	2,191,600	2,044,390	2,294,328	2,099,167	634,153	30%
Interest Income	800,000	1,897,564	800,000	1,843,936	2,000,000	659,442	33%
Transfers In	3,280,000	3,435,032	3,680,000	11,319,760	3,920,000	980,000	25%
Miscellaneous	3,929,053	4,515,686	3,762,988	4,666,466	4,292,495	207,316	5%
Reimbursements	-	309,685	# 442,321	363,758	402,335	52,414	13%
Other Financing Sources	-	-	-	-	-	-	-
Total Operating Revenues	179,195,628	174,920,186	181,005,753	181,657,270	191,631,066	58,566,841	31%
Operating Expenses:							
Salaries & Benefits	\$ 133,020,000	\$ 135,093,101	\$ 133,930,000	\$ 135,744,354	\$ 142,615,405	\$ 29,670,305	21%
Contractual Services	19,924,745	20,258,532	19,595,721	19,998,152	22,743,866	8,600,877	38%
Commodities	3,630,653	3,789,328	4,776,127	4,273,835	4,861,240	1,057,421	22%
Capital Outlay	3,287,950	2,728,693	2,254,568	1,232,861	1,762,532	550,612	31%
Grants and Claims	6,984,836	5,462,235	6,707,608	5,913,620	7,113,386	403,713	6%
Debt Service	10,723,433	638,797	10,972,296	637,907	11,235,339	-	0%
Transfers Out	2,492,050	2,995,187	2,152,050	11,401,544	1,807,050	451,763	25%
Miscellaneous / Other	2,495	594	2,495	-	2,495	-	-
Contingency	611,985	-	611,985	-	611,985	-	-
Total Operating Expenses	180,678,147	170,966,467	181,002,850	179,202,273	192,753,298	40,734,691	21%
Increase/(Decrease) in Net Revenue	\$ (1,482,519)	\$ 3,953,718	\$ 2,903	\$ 2,454,997	\$ (1,122,232)	\$ 17,475,568	
ACFR BUDGETARY BASIS FUND BALANCE							
Beginning of year	33,686,593	² \$ 33,686,593	37,640,323	² 37,640,323	40,095,320	³ 40,095,320	20%
End of year	<u>\$ 32,204,074</u>	<u>² \$ 37,640,311</u>	<u>² \$ 37,643,225</u>	<u>² \$ 40,095,320</u>	<u>³ \$ 38,973,089</u>	<u>³ 38,973,089</u>	

¹ Figures include the \$10.6 million in Star Bonds revenues and offsetting expenses required to be budgeted in the general fund, but paid from a special state fund.

² Recalculated based on Final 2023 and 2024 Audited Figures

³ Estimated, unaudited figure

COUNTY GENERAL FUND

Revenue

- Property taxes are at 58%; motor vehicles at 33%
- Sales and Use tax are at 27%

Expenses

- Salaries & Benefits are at 23%
- Contractual services are at 29%

Net Revenue: (\$867,480)

Year End Fund Balance: 6%

Updated with final 2024 ACFR Numbers

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS							
STATEMENT OF REVENUES AND EXPENSES							
COUNTY GENERAL FUND							
YTD First Quarter January - March 2026							
	BUDGET FISCAL YEAR FY 2024	YTD ACTUALS 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUALS EST 12/31/2025	BUDGET FISCAL YEAR FY 2026	YTD ACTUALS 3/31/2026	
Operating Revenues:							
Property Taxes							
Property Taxes	\$ 55,479,087	\$ 54,196,178	\$ 54,646,669	\$ 54,561,744	\$ 64,180,249	\$ 37,442,655	58%
Motor Vehicle	4,557,327	4,895,698	4,886,068	5,019,302	4,592,943	1,532,888	33%
Sales & Use Taxes	9,217,864	9,385,799	9,012,568	9,774,593	9,587,568	2,615,401	27%
Other Taxes	2,528,000	2,505,343	4,882,542	5,380,585	4,761,947	1,925,759	40%
Licenses, Permits and Fees	1,190,500	1,005,776	1,036,000	1,067,839	1,036,000	203,963	20%
Ingovernmental	60,650	2,384,788 ¹	62,180	78,490	56,195	2,772	5%
Charges for Services	1,835,500	1,270,302	2,411,436	1,520,544	1,537,350	403,776	26%
Fines, Forfeitures and Pentalities	2,327,586	2,479,522	2,486,955	2,718,712	2,421,988	701,622	29%
Interest Income	3,600,000	3,568,385	2,500,000	3,067,629	3,400,000	919,125	27%
Transfers In	-	-	1,774,659	2,275,568	-	-	-
Miscellaneous	1,178,515	2,096,911	1,095,025	1,755,595	1,074,823	50,328	5%
Reimbursements	-	124,993	121,320	519,286	606,523	379,225	63%
Other Financing Sources	-	-	-	-	-	-	-
Total Operating Revenues	81,975,029	83,913,694	84,915,423	87,739,887	93,255,586	46,177,514	50%
Operating Expenses:							
Salaries & Benefits	\$ 56,500,000	\$ 59,228,120	\$ 57,077,000	\$ 62,757,319	\$ 64,684,404	\$ 14,852,984	23%
Contractual Services	19,527,612	19,957,470	19,827,246	19,380,306	22,313,567	6,391,920	29%
Commodities	2,481,166	2,488,156	2,784,521	2,319,654	2,555,539	373,729	15%
Capital Outlay	2,095,000	1,297,311	189,800	518,924	1,261,500	237,734	19%
Grants and Claims	1,185,785	1,021,092	1,172,787	863,696	1,172,787	320,182	27%
Transfers Out	1,853,000	3,169,903	1,720,000	2,585,823	1,784,000	446,000	25%
Miscellaneous / Other	1,218	(16)	1,776,233	(18)	1,218	23,140	1900%
Contingency	365,051	-	350,051	-	350,051	-	-
Total Operating Expenses	84,008,832	87,162,036	84,897,638	88,425,704	94,123,066	22,645,689	24%
Increase/(Decrease) in Net Revenue	\$ (2,033,803)	\$ (3,248,342)	\$ 17,785	\$ (685,818)	\$ (867,480)		
ACFR BUDGETARY BASIS FUND BALANCE							
Beginning of year	\$ 10,599,843	² \$ 10,599,843	² \$ 7,351,500	² \$ 7,351,500	² \$ 6,665,682	³	
End of year	\$ 8,566,040	² \$ 7,351,501	² \$ 7,369,286	³ \$ 6,665,682	³ \$ 5,798,203		6%
¹ Includes \$2,332,632 in ARPA Revenue Replacement Funds							
² Updated for 2023 and 2024 Final Audited Figures							
³ Estimated, unaudited figure							

PARKS COMBINED FUND

Revenue

- Property tax are at 58%; motor vehicles are at 38%
- Transfer from City General Fund 25%

Expenses

- Salaries & Benefits are at 17%
- Contractual services are at 51%
- Commodities are at 24%

Net Revenue: (\$345,895)

Year End Fund Balance: 32%

Updated with 2024 ACFR Numbers

Opportunity for capital projects of \$700K

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS							
STATEMENT OF REVENUES AND EXPENDITURES							
Parks Consolidated Fund							
YTD First Quarter January - March 2026							
	BUDGET FISCAL YEAR FY 2024	AMENDED FISCAL YEAR FY 2024	YTD ACTUAL EST 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUAL EST 12/31/2025	BUDGET FISCAL YEAR FY 2026	YTD ACTUAL EST 3/31/2026
Operating Revenues:							
Property Taxes							
Property Taxes	\$ 3,181,643	\$ 3,173,347	\$ 3,124,650	\$ 2,776,854	\$ 2,774,501	\$ 2,859,242	\$ 1,670,392
Motor Vehicle	266,787	286,968	327,940	248,284	294,103	204,616	77,950
Sales & Use Taxes			-				
Other Taxes				136,666	147,597	111,657	35,844
Intergovernmental (Transfer from City GF)	4,900,000	4,900,000	4,900,000	4,900,000	4,900,000	5,000,000	1,250,000
Transfer in	-	-	-	-	-	-	-
Charges for Services	872,400	850,100	871,591	897,100	836,251	1,002,410	236,358
Miscellaneous (incl licenses / permits)	113,350	123,550	274,550	116,350	336,382	111,350	103,898
Total Operating Revenues	9,334,180	9,333,965	9,498,731	9,075,255	9,288,834	9,289,276	3,374,442
Operating Expenses:							
Salaries & Benefits	\$ 5,960,102	\$ 5,323,503	\$ 5,098,902	\$ 6,000,000	\$ 4,931,982	\$ 6,172,316	\$ 1,074,477
Contractual Services	2,179,823	2,223,681	2,045,633	2,129,581	2,112,821	2,367,629	1,202,819
Commodities	732,250	790,967	770,944	708,757	755,483	824,486	198,896
Capital Outlay	190,000	1,172,000	379,689	-	4,000	90,000	-
Grants and Claims	10,005	10,005	6,357	10,005	7,649	10,005	-
Transfers Out	294,000	195,000	1,113,875	15,000	483,234	15,000	3,750
Miscellaneous / Other	1,110	1,110	-	1,110	-	1,110	-
Contingency	150,000	150,000	-	200,000	-	154,625	-
Total Operating Expenses	9,517,290	9,866,266	9,415,400	9,064,453	8,295,169	9,635,171	2,479,942
Increase/(Decrease) in Net Revenue	\$ (183,110)	\$ (532,301)	\$ 83,331	\$ 10,802	\$ 993,665	\$ (345,895)	
ACFR BUDGETARY BASIS FUND BALANCE							
Beginning of year	2,392,349	¹ 2,392,349	¹ 2,392,349	¹ 2,475,680	¹ 2,475,680	² 3,469,345	²
End of year	\$ 2,209,239	¹ \$ 1,860,048	¹ \$ 2,475,680	¹ \$ 2,486,481	² \$ 3,469,345	² \$ 3,123,450	² 32%
¹ Updated for 2023 and 2024 Final Audited Figures							
² Estimated, unaudited figure							

DEDICATED SALES TAX FUND

Revenue

- Sales taxes are at 26%

Expenses

- Salaries & Benefits are at 19%
- Contractual services are at 27%
- Commodities are at 52%
- Capital is at 59%

Net Revenue: (\$3,267,742) budget;
Spending fund balance for capital

Year End Fund Balance: 10%
Updated with 2024 ACFR Number

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS						
STATEMENT OF REVENUES AND EXPENSES						
Dedicated Sales Tax-FND212						
YTD First Quarter January - March 2026						
	BUDGET FISCAL YEAR FY 2024	YTD ACTUAL 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUAL 12/31/2025	BUDGET FISCAL YEAR FY 2026	YTD ACTUAL 3/31/2026
Operating Revenues:						
Taxes						
Sales & Use taxes	\$ 13,787,000	\$ 14,668,670	\$ 14,246,000	\$ 14,763,680	\$ 14,943,000	\$ 3,848,502 26%
Intergovernmental	-	-	-	-	-	-
Fines Forfeitures and Penalties	-	104,178 ¹	-	-	-	-
Miscellaneous	10,500	782,923	10,500	512,073	10,102	
Total Operating Revenues	13,797,500	15,555,771	14,256,500	15,275,753	14,953,102	3,848,502 26%
Operating Expenses:						
Salaries & Benefits	\$ 5,984,813	5,755,818	\$ 6,204,531	6,232,714	\$ 6,686,387	1,249,733 19%
Contractual Services	1,304,383	1,183,223	1,235,653	1,287,043	1,235,581	335,347 27%
Commodities	1,162,974	1,110,695	578,704	578,354	878,776	456,579 52%
Capital Outlay	7,541,900	6,989,942 ¹	7,419,900	5,941,451	7,951,100	4,714,881 59%
Grants	-	-	65,000	-	65,000	50,000 77%
Transfers Out	1,014,000	1,014,000	1,014,000	2,686,620	1,404,000	351,000 25%
Total Operating Expenses	17,008,070	16,053,678	16,517,788	16,726,182	18,220,844	7,157,540 39%
Increase/(Decrease) in Net Revenue	\$ (3,210,570)	\$ (497,907)	\$ (2,261,288)	\$ (1,450,429)	\$ (3,267,742)	\$ (3,309,038)
ACFR BUDGETARY BASIS FUND BALANCE						
Beginning of year	7,003,306 ²	7,003,306 ²	6,505,399 ²	6,505,399 ²	5,054,970 ³	
End of year	\$ 3,792,736 ²	\$ 6,505,399 ²	\$ 4,244,111 ²	\$ 5,054,970 ³	\$ 1,787,228	10%
¹ Does not include rollover funds to be adjusted at year end close out						
² Updated for 2023 and 2024 Final Audited Figures						
³ Estimated, unaudited figure						

SANITARY SEWER FUND

Revenue

- Charges for Services and other revenues at 23%

Expenses

- Salaries & Benefits are at 20%
- Contractual services are at 35%
- Commodities are at 41%
- Capital outlay is at 29%

Net Revenue: (\$3,203,684)

Spending fund balance for capital

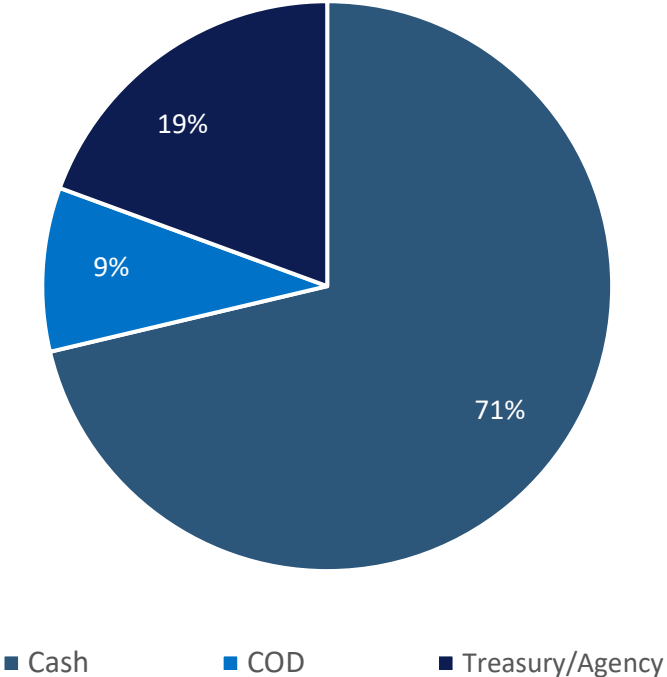
Year End Fund Balance: 61%

Updated with 2024 ACFR Number

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS							
STATEMENT OF REVENUES AND EXPENSES							
Sewer Fund - Fund 560							
YTD First Quarter January - March 2026							
	BUDGET FISCAL YEAR FY 2024	YTD ACTUAL 12/31/2024	BUDGET FISCAL YEAR FY2025	YTD ACTUAL 12/31/2025	BUDGET FISCAL YEAR FY2026	YTD ACTUAL 3/31/2026	
Operating Revenues:							
Taxes	\$ 13,500	\$ 10,577	\$ 13,500	\$ 10,562	\$ 13,500	\$ 5,461	40%
Licenses, Permits and Fees	322,289	\$ 404,350	322,289	\$ 414,865	422,289	\$ 50,157	12%
Charges for Services	51,130,500	\$ 51,836,440	55,264,060	\$ 53,685,718	56,207,977	\$ 12,958,266	23%
Interest Income	375,000	\$ 1,489,598	500,000	\$ 2,344,495	1,500,000	\$ 839,331	56%
Transfers In	-		-				
Miscellaneous	69,843	\$ 660,320	69,843	3,582,706	69,843	2,900	4%
Total Operating Revenues	51,897,632	54,401,285	56,169,692	60,038,346	58,213,609	13,856,115	24%
Operating Expenses:							
Salaries & Benefits	\$ 12,085,968	\$ 11,701,866	\$ 12,328,510	\$ 11,702,091	\$ 14,013,686	\$ 2,825,804	20%
Contractual Services	5,169,109	4,903,193	5,322,617	4,758,967	5,559,649	1,929,424	35%
Commodities	6,041,661	4,313,764	6,041,661	5,410,009	6,019,331	2,488,086	41%
Capital Outlay	7,942,000	7,448,362	7,620,000	13,655,930	8,110,000	2,319,652	29%
Grants and Claims	6,449,999	6,273,599	6,449,999	6,313,599	6,449,999	980	0%
Transfers Out to Debt	12,359,516	12,359,516	13,729,880	13,765,621	18,213,053	4,553,263	25%
Debt	2,801,575	1,201,248	2,801,575	1,201,248	2,801,575	600,624	21%
Reserve and Contingency	250,000		250,000		250,000		
Total Operating Expenses	53,099,828	48,201,548	54,544,242	56,807,465	61,417,293	14,717,833	24%
Increase/(Decrease) in Net Revenue	\$ (1,202,196)	\$ 6,199,737	\$ 1,625,450	\$ 3,230,881	\$ (3,203,684)		
ACFR BUDGETARY BASIS FUND BALANCE							
Beginning of year	31,373,126	31,373,126	37,572,863	37,572,863	40,803,744		
End of year	\$ 30,170,930	¹ \$ 37,572,863	¹ \$ 39,198,313	¹ \$ 40,803,744	¹ \$ 37,600,060		61%
¹ Updated for 2023 and 2024 Final Audited Figures							

CASH & INVESTMENTS

Investments by Type



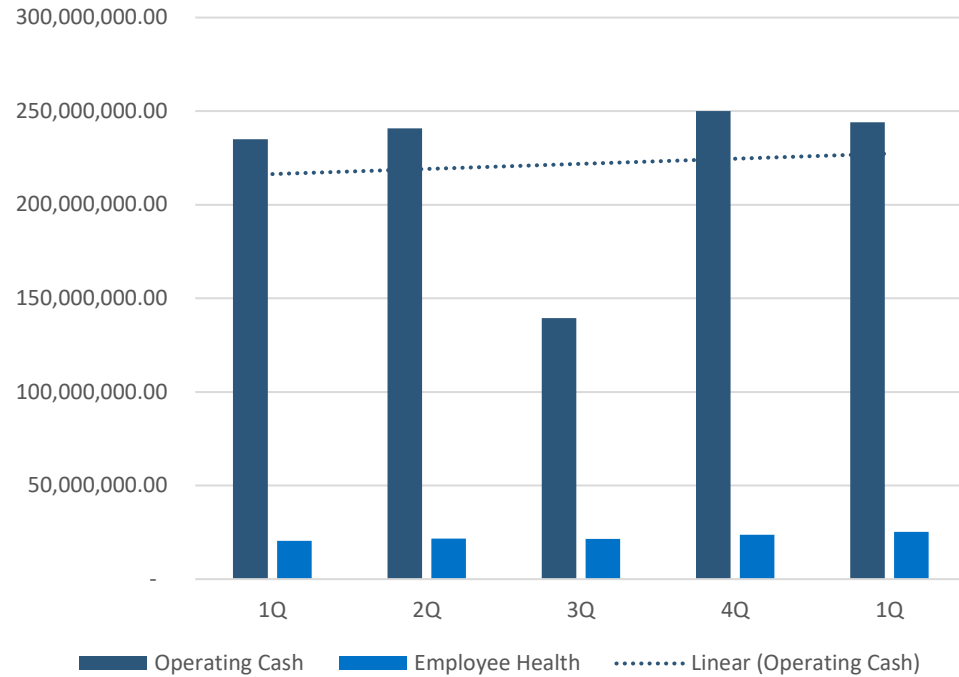
SUMMARY

- Operating cash includes funds held for other taxing districts and earns approximately 2.3% interest (down from last year)
- Employee Health Self Insurance Fund is restricted and earns approximately 2.3% interest
- Total investments: \$108 million; total cash is \$269 million

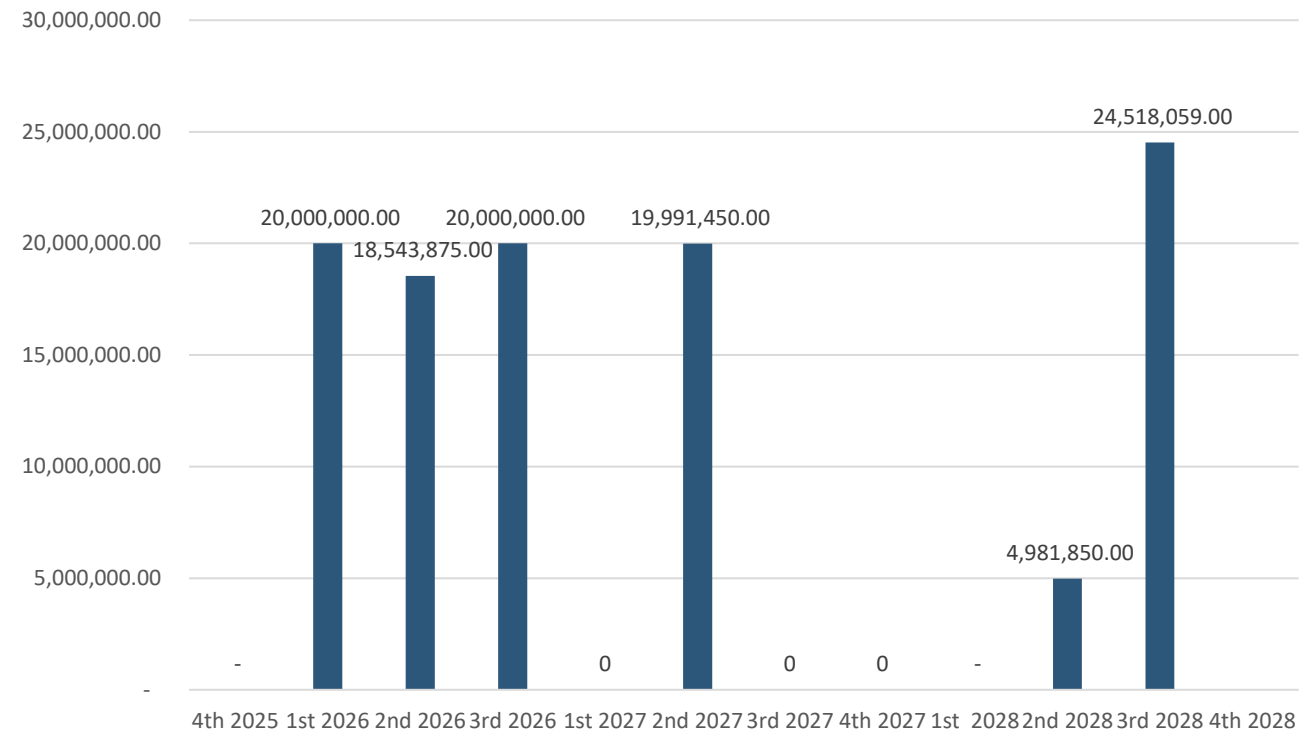
Type	Amount
Operating Cash	\$244,033,000
Employee Health Self Insurance Restricted Fund	\$25,322,000
Certificates of Deposit	\$35,000,000
Agency / U.S. Treasury	\$73,481,372
TOTAL	\$377,836,372

CASH AND INVESTMENTS

Cash Liquidity by Quarter



Investment Laddering – Amount of Investments Ending By Quarter



SUMMARY OF OUTSTANDING DEBT PRINCIPAL AND INTEREST PAYMENTS

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

DEBT SUMMARY
FY 2026

Debt Issuance	Original Principal Issued 2024	Payments FY24 P/I Amount	Balance P/I 12/31/2024	Original Principal Issued 2025	Payments FY25 P/I Amount *	Additions FY25 P/I Amount *	Balance P/I 12/31/2025	Original Principal Issued 2026	Payments FY26 P/I Amount *	Additions FY26 P/I Amount *	Balance P/I 12/31/2026
Capital Lease Obligations	\$28,690,076	\$3,493,096	\$17,271,840	31,867,375 ³	3,751,467	3,830,121 ³	\$17,350,494	27,943,085 ⁹	3,749,129	- ¹⁶	\$13,601,365
City Regular GO Bonds	¹ \$338,873,968	\$29,513,739	\$293,702,967	361,583,968 ⁴	31,732,451 ⁶	39,243,525 ^{6,7}	\$301,214,041	335,938,968 ¹⁰	30,776,610	- ¹⁶	\$270,437,431
City Sanitary Sewer Bonds	\$159,751,176	\$10,859,515	\$171,466,732	216,071,176 ⁵	12,229,879	89,634,612 ⁸	\$248,871,465	246,066,176 ^{11,12}	16,713,053	62,716,801 ^{12,16}	\$294,875,214
City State Revolving Fund	\$19,890,000	\$1,201,248	\$12,613,099	19,890,000	1,201,248	-	\$11,411,851	19,890,000	1,201,248	-	\$10,210,603
City Stormwater Bonds	\$27,676,865	\$1,966,728	\$23,990,164	27,676,865	2,048,794	-	\$21,941,370	32,471,865 ¹³	2,064,493	8,894,232 ¹³	\$28,771,109
City Levee Bonds	\$2,060,000	\$253,240	\$257,000	2,060,000	257,000	-	\$0	- ¹⁴	-	-	\$0
City Public Building Commission	\$1,134,600	\$127,664	\$255,357	1,134,600	127,760	-	\$127,597	1,134,600	127,596	-	\$1
County Regular GO Bonds	² \$19,754,995	\$1,229,866	\$13,732,207	19,754,995	2,018,717	-	\$11,713,490	19,754,995	2,008,906	-	\$9,704,584
County Public Building Commission	² \$54,566,012	\$3,972,305	\$48,008,080	54,566,012	3,977,394	-	\$44,030,686	53,786,012 ¹⁵	3,887,573	-	\$40,143,113
	\$652,397,692	\$52,617,401	\$581,297,446	\$734,604,991	\$57,344,710	\$132,708,258	\$656,660,994	\$736,985,701	\$60,528,606	\$71,611,033	\$667,743,420

¹ excludes City GO debt issued for TIF districts paid by the increment generated from the project and debt service payments on joint projects by the UG and BPU paid by electric utility revenue

² excludes debt service payments covered by electric utility revenue

³ Lease Finance Schedule 31 Principal (267,300) & Interest (26,198.60) and Schedule 32 Principal (2,909,998.85) & Interest (626,623.15) which were issued in December 2025

⁴ Excludes Bonds paid off - portion of 2013-B (525,000); 2014-B (1,465,000); Includes bonds issued: 2025-A (24,700,000)

⁵ Includes Bonds issued: 2025-A (56,320,000)

⁶ Includes 10/31/25 payoff of 2013-D with Downtown Hotel CID revenues (1,125,000 Principal, 9,429.38 Interest) resulting in 67,800.62 interest savings 2026-2028

⁷ 2025-A Principal (24,700,000) & Interest (14,611,325.56) which was issued in March 2025

⁸ 2025-A Principal (56,320,000) & Interest (33,314,612.22) which was issued in March 2025

⁹ Excludes LF Schedules Paid off (2010 - CMIP 8675 578,956); 2018 Sch 16 (2,304,733.99); 2020 Sch 21 (99,998.99); 2020 Motorola (940,601)

¹⁰ Excludes Bonds paid off: 2013-D (4,285,000); 2015-B (1,740,000); 2015-D (16,440,000); and a portion of 2020-B (3,180,000)

¹¹ Excludes Bonds paid off: 2015-D (3,815,000)

¹² 2026-A Principal (33,810,000) & Interest (28,906,801.39) which was issued in March 2026

¹³ 2026-A Principal (4,795,000.00) & Interest (4,099,231.51) which was issued in March 2025

¹⁴ Excludes Bonds paid off: 2015-B (2,060,000)

¹⁵ Excludes Bonds paid off: PBC 2015-A (780,000)



QUESTIONS



FIRST QUARTER 2026 FINANCIAL REPORT

January - March 2026

Prepared by

Dr. Shelley Kneuvean
Chief Financial Officer &
Finance and Budget
Departments

May 2026

First Quarter, January – March 2026

BUDGET TO ACTUALS as of March 31, 2026

The first section of the report is a summary comparison of the Unified Government’s major funds: City General Fund, County General Fund, Parks Consolidated Fund, Dedicated Sales Tax Fund, and the Sanitary Sewer fund. The data provided in this report is unaudited and is the best estimate as of the end of March 2026.

Further, it should be noted this report reflects the actual expenditure as a cash basis budget for expenditures and transfers to other funds and does not include encumbrances (obligated funds but not yet spent).

Categories for revenues are provided in detail specifying the breakdown between types of taxes to include real property taxes based on the adopted mill rate and motor vehicles taxes based on values determined by the state for cars, boats, trucks, etc.; sales and use taxes; and other taxes or fees are broken out by major categories including the BPU pilot, franchise taxes paid by other utilities, and miscellaneous other taxes.

Expenses include functional classifications including personnel (salaries and benefits), contractual services, commodities, capital outlay, grants and claims, debt service, and transfers. A contingency is also budgeted.

CITY GENERAL FUND REVENUES & EXPENSES 2026

The 2026 City General Fund budget was \$191.6 million in revenue and \$192.8 million in expenses, with a net change to fund balance of (\$1,122,232). This is a structurally imbalanced budget indicating the planned expenses exceed the anticipated revenue for the year.

Revenues

As compared to the adopted budget of \$191.6 million, revenues were \$58.6 million or 31% of the budgeted revenues for the first quarter.

Included in the annual budget of the City General Fund is approximately \$10.6 million in revenue reported as “Annual Appropriation for Star Bonds” and an offsetting expense budgeted in the category of debt service for the 1999 Speedway Star Bonds and the 1999 Speedway Taxable TIF bonds. This results in a net zero difference to the bottom line at budget adoption for revenues and expenses. These bonds are paid from a state-held fund, the Speedway Bond Finance Fund, which includes all captured sales taxes to repay the bonds. Based on an analysis of this fund, there is adequate funding to fully pay off the bonds in 2027. However, because of the Guaranteed Annual Appropriation Clause included as part of the bond documents, the Unified Government is required to budget this item annually in case there are inadequate funds. At year end when the bonds are paid by the state bond fund, the amount is removed from both the

revenue and the expenses in the fourth quarter report and final comprehensive financial audit. When the debt is retired in 2027, both the revenue and expense will be removed from future budgeted appropriations which will provide more realistic budget comparisons.

There are three main revenue sources for the city general fund: property taxes, sales and uses taxes, and BPU PILOTS.

- Real property taxes are at \$24.2 million for the first quarter or 58% of the budget and motor vehicles taxes are at \$996,542 or 32% of the budget. During the first quarter, the first ½ payment of property taxes is reported although some taxpayers pay the entire amount. The second ½ payment is due in May and will be captured in the second quarter report. Motor vehicles taxes are slightly higher than anticipated but are paid monthly between January and September based on the first letter of the last name of the vehicle owner.
- Sales taxes are at \$16.9 million or 27% of budgeted revenues.

As a note, for the fourth quarter, the one time realized revenues related to the Plaza at the Speedway and American Royal project from the terminated Tax Increment Financing fund were reclassified from sales & use taxes to transfers in accordance with GAAP and GASB requirements. Although it is reported on a different line for year end in this quarterly report as it will be in the final 2025 audit but is included in the 2025 total revenues, it did not change the bottom line for the fund.

- The BPU PILOT revenue estimate was estimated with a small increase over 2025 levels to reflect actual trends working with BPU and considering the city senior/disabled BPU waiver program and the impact the General Motors plant closure for a portion of last year. Compared to the adopted budget for 2026, collections are approximately 23% of the budgeted amount for the first quarter.
- Another category is “miscellaneous taxes” which includes the occupation business tax, casino taxes and state revenue share, liquor taxes, delinquent taxes paid, special assessments, and PILOT payments related to Industrial Revenue Bonds. Compared to the budget of \$8 million, \$3.96 million was collected during the first quarter.
- Budgeted revenue for charges for services was adjusted down in 2026 compared to 2025 based on actuals and in the first quarter actual were \$738,659 or 22% of the budgeted revenue.

Expenses

As compared to the adopted budget of \$192.8 million, expenses were \$40.7 million or 21% of the budgeted expenses for the first quarter.

Personnel costs, which represent the organization’s largest expense category, have exceeded budget at year-end for several consecutive years. This is the first year the organization implemented a change to authorize only budgeted positions for hiring, rather than relying on historical personnel spending trends.

For the first quarter expenses were \$29.7 million or 21% of the budget. If this trend continues, the Unified Government will not overspend salaries and benefits as has been the case in previous years.

2026 City General Fund Net Revenue & Fund Balance

- At budget adoption, the 2026 net revenue was expected to be negative by (\$1,122,232).
- As budget adoption, the estimated fund balance at year end is projected to be \$38,973,089 or 20% of budgeted expenditures. This amount changed by approximately (\$946,763) from the 2025 fourth quarter report due to additional ongoing projects being rolled over into 2026. By Commission policy, the Unified Government requires 17% fund balance with a goal of 25% equal to roughly three months operating expenses.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS							
STATEMENT OF REVENUES AND EXPENSES							
CITY GENERAL FUND							
YTD First Quarter January - March 2026							
	BUDGET FISCAL YEAR FY 2024	YTD ACTUALS 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUALS EST 12/31/2025	BUDGET FISCAL YEAR FY 2026	YTD ACTUALS 3/31/2026	
Operating Revenues:							
Property Taxes							
Real Property	\$ 37,225,741	\$ 37,874,973	\$ 35,149,327	\$ 34,734,968	\$ 42,000,176	\$ 24,247,607	58%
Motor Vehicle	3,143,605	3,259,639	3,206,691	3,460,561	3,127,672	996,542	32%
Sales & Use Taxes	57,078,624	60,851,837	58,795,674	62,977,759	61,870,199	16,872,441	27%
Other Taxes	-	-	-	-	-	-	-
BPU Pilot	39,150,000	38,885,308	37,100,000	36,303,767	37,700,000	8,577,541	23%
Franchise Taxes	10,672,000	9,952,202	10,100,947	10,468,329	10,153,447	8,672	0%
Miscellaneous Taxes	16,229,746	4,949,820	8,355,596	8,173,065	8,037,575	3,961,060	49%
Annual Appropriations for Star Bonds	-	-	10,334,389	1	10,594,214	1	-
Licenses, Permits and Fees	1,264,229	1,244,575	1,267,179	1,236,885	1,266,544	164,537	13%
Ingovernmental	840,800	943,085	835,700	890,175	842,554	466,457	55%
Charges for Services	3,623,630	4,609,180	5,130,551	2,923,514	3,324,688	738,659	22%
Fines, Forfeitures and Penalties	1,958,200	2,191,600	2,044,390	2,294,328	2,099,167	634,153	30%
Interest Income	800,000	1,897,564	800,000	1,843,936	2,000,000	659,442	33%
Transfers In	3,280,000	3,435,032	3,680,000	11,319,760	3,920,000	980,000	25%
Miscellaneous	3,929,053	4,515,686	3,762,988	4,666,466	4,292,495	207,316	5%
Reimbursements	-	309,685	# 442,321	363,758	3	402,335	13%
Other Financing Sources	-	-	-	-	-	-	-
Total Operating Revenues	179,195,628	174,920,186	181,005,753	181,657,270	191,631,066	58,566,841	31%
Operating Expenses:							
Salaries & Benefits	\$ 133,020,000	\$ 135,093,101	\$ 133,930,000	\$ 135,744,354	\$ 142,615,405	\$ 29,670,305	21%
Contractual Services	19,924,745	20,258,532	19,595,721	19,998,152	22,743,866	8,600,877	38%
Commodities	3,630,653	3,789,328	4,776,127	4,273,835	4,861,240	1,057,421	22%
Capital Outlay	3,287,950	2,728,693	2,254,568	1,232,861	1,762,532	550,612	31%
Grants and Claims	6,984,836	5,462,235	6,707,608	5,913,620	7,113,386	403,713	6%
Debt Service	10,723,433	638,797	10,972,296	1	637,907	11,235,339	1
Transfers Out	2,492,050	2,995,187	2,152,050	11,401,544	1,807,050	451,763	25%
Miscellaneous / Other	2,495	594	2,495	-	2,495	-	-
Contingency	611,985	-	611,985	-	611,985	-	-
Total Operating Expenses	180,678,147	170,966,467	181,002,850	179,202,273	192,753,298	40,734,691	21%
Increase/(Decrease) in Net Revenue	\$ (1,482,519)	\$ 3,953,718	\$ 2,903	\$ 2,454,997	\$ (1,122,232)	\$ 17,475,568	
ACFR BUDGETARY BASIS FUND BALANCE							
Beginning of year	33,686,593	² \$ 33,686,593	² 37,640,323	² 37,640,323	² 40,095,320	³ 40,095,320	³ 20%
End of year	\$ 32,204,074	² \$ 37,640,311	² \$ 37,643,225	² \$ 40,095,320	³ \$ 38,973,089	³ \$ 38,973,089	³

¹ Figures include the \$10.6 million in Star Bonds revenues and offsetting expenses required to be budgeted in the general fund, but paid from a special state fund.

² Recalculated based on Final 2023 and 2024 Audited Figures

³ Estimated, unaudited figure

COUNTY GENERAL FUND

2026 County General Fund Revenues & Expenses

The 2026 County General Fund budget was \$93.3 million in revenue and \$94.1 million in expenses, with a net change to fund balance of (\$867,480). This is a structurally imbalanced budget indicating the planned expenses exceed the anticipated revenue for the year.

Revenues

As compared to the adopted budget of \$93.2 million, revenues were \$46.2 million or 50% of the budgeted revenues for the first quarter.

The largest revenue source for the County General Fund is real property taxes, which are at \$37.4 million at the end of the first quarter, or 58%. During the first quarter, the first ½ payment of property taxes is reported although some taxpayers pay the entire amount. The second ½ payment is due in May and will be captured in the second quarter report. Motor vehicles taxes are slightly higher than anticipated.

Sales tax is budgeted at \$9.6 million, and actuals are at \$2.6 million or 27% for the first quarter.

Expenses

As compared to the adopted budget of \$94.1 million, expenses were \$22.6 million or 24% of the budgeted expenses for the first quarter.

Personnel costs, which represent the organization's largest expense category, have exceeded budget at year-end for several consecutive years. This is the first year the organization implemented a change to authorize only budgeted positions for hiring, rather than relying on historical personnel spending trends. For the first quarter expenses were \$14.9 million or 23% of the budget. If this trend continues, the Unified Government will not overspend salaries and benefits as has been the case in previous years. However, the most unpredictable portion of this category is overtime required to staff the jail properly by the Sheriff's Office which is dependent on jail population.

2026 County General Fund Net Revenue & Fund Balance

- At budget adoption, the 2026 net revenue was expected to be negative by (\$867,480).
- At budget adoption, the estimated fund balance at year end is projected to be \$5,798,203 or 6% of budgeted expenditures (updated with the 2023 and 2024 audited estimates). By Commission policy, the Unified Government requires 17% fund balance with a goal of 25% equal to roughly three months operating expenses.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS							
STATEMENT OF REVENUES AND EXPENSES							
COUNTY GENERAL FUND							
YTD First Quarter January - March 2026							
	BUDGET FISCAL YEAR FY 2024	YTD ACTUALS 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUALS EST 12/31/2025	BUDGET FISCAL YEAR FY 2026	YTD ACTUALS 3/31/2026	
Operating Revenues:							
Property Taxes							
Property Taxes	\$ 55,479,087	\$ 54,196,178	\$ 54,646,669	\$ 54,561,744	\$ 64,180,249	\$ 37,442,655	58%
Motor Vehicle	4,557,327	4,895,698	4,886,068	5,019,302	4,592,943	1,532,888	33%
Sales & Use Taxes	9,217,864	9,385,799	9,012,568	9,774,593	9,587,568	2,615,401	27%
Other Taxes	2,528,000	2,505,343	4,882,542	5,380,585	4,761,947	1,925,759	40%
Licenses, Permits and Fees	1,190,500	1,005,776	1,036,000	1,067,839	1,036,000	203,963	20%
Ingovernmental	60,650	2,384,788 ¹	62,180	78,490	56,195	2,772	5%
Charges for Services	1,835,500	1,270,302	2,411,436	1,520,544	1,537,350	403,776	26%
Fines, Forfeitures and Penalties	2,327,586	2,479,522	2,486,955	2,718,712	2,421,988	701,622	29%
Interest Income	3,600,000	3,568,385	2,500,000	3,067,629	3,400,000	919,125	27%
Transfers In	-	-	1,774,659	2,275,568	-	-	-
Miscellaneous	1,178,515	2,096,911	1,095,025	1,755,595	1,074,823	50,328	5%
Reimbursements	-	124,993	121,320	519,286	606,523	379,225	63%
Other Financing Sources	-	-	-	-	-	-	-
Total Operating Revenues	81,975,029	83,913,694	84,915,423	87,739,887	93,255,586	46,177,514	50%
Operating Expenses:							
Salaries & Benefits	\$ 56,500,000	\$ 59,228,120	\$ 57,077,000	\$ 62,757,319	\$ 64,684,404	\$ 14,852,984	23%
Contractual Services	19,527,612	19,957,470	19,827,246	19,380,306	22,313,567	6,391,920	29%
Commodities	2,481,166	2,488,156	2,784,521	2,319,654	2,555,539	373,729	15%
Capital Outlay	2,095,000	1,297,311	189,800	518,924	1,261,500	237,734	19%
Grants and Claims	1,185,785	1,021,092	1,172,787	863,696	1,172,787	320,182	27%
Transfers Out	1,853,000	3,169,903	1,720,000	2,585,823	1,784,000	446,000	25%
Miscellaneous / Other	1,218	(16)	1,776,233	(18)	1,218	23,140	1900%
Contingency	365,051	-	350,051	-	350,051	-	-
Total Operating Expenses	84,008,832	87,162,036	84,897,638	88,425,704	94,123,066	22,645,689	24%
Increase/(Decrease) in Net Revenue	\$ (2,033,803)	\$ (3,248,342)	\$ 17,785	\$ (685,818)	\$ (867,480)		
ACFR BUDGETARY BASIS FUND BALANCE							
Beginning of year	\$ 10,599,843 ²	\$ 10,599,843 ²	\$ 7,351,500 ²	\$ 7,351,500 ²	\$ 6,665,682 ³		
End of year	\$ 8,566,040 ²	\$ 7,351,501 ²	\$ 7,369,286 ³	\$ 6,665,682 ³	\$ 5,798,203		6%
¹ Includes \$2,332,632 in ARPA Revenue Replacement Funds							
² Updated for 2023 and 2024 Final Audited Figures							
³ Estimated, unaudited figure							

PARKS CONSOLIDATED FUND

2026 Parks Consolidated Fund Revenues & Expenses

The 2026 Parks Consolidated Fund budgeted revenue is \$9.3 in revenue and \$9.6 in budgeted expenses at budget adoption with planned spending of the excess fund balance for one-time expenses.

Revenues

The primary revenue for the consolidated Park Fund is the County property tax for operation and maintenance of county parks and the transfer from the City General Fund to Parks for operation and maintenance of city parks. As compared to the adopted budget of \$9.2 million, revenues were \$3.4 million or 36% of the budgeted revenues for the first quarter.

Expenses

As compared to the adopted budget of \$9.6 million, expenses were \$2.5 million or 26% of the budgeted expenses for the first quarter.

2026 Parks Consolidated Fund Net Revenue & Fund Balance

- At budget adoption, the 2026 net revenue was expected to be negative by (\$345,895).
- At budget adoption, the estimated fund balance at year end was projected to be \$3,123,450 or 32% of budgeted expenditures (updated with the 2023 and 2024 audited totals). By Commission policy, the Unified Government requires 17% fund balance with a goal of 25% equal to roughly three months operating expenses. To have a 25% fund balance, approximately \$2.4 million would be required. This indicates some future capacity to spend down fund balance for one-time expenses such as capital projects (approximately \$700K).

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS
STATEMENT OF REVENUES AND EXPENDITURES
Parks Consolidated Fund
YTD First Quarter January - March 2026

	BUDGET FISCAL YEAR FY 2024	AMENDED FISCAL YEAR FY 2024	YTD ACTUAL EST 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUAL EST 12/31/2025	BUDGET FISCAL YEAR FY 2026	YTD ACTUAL EST 3/31/2026	
Operating Revenues:								
Property Taxes								
Property Taxes	\$ 3,181,643	\$ 3,173,347	\$ 3,124,650	\$ 2,776,854	\$ 2,774,501	\$ 2,859,242	\$ 1,670,392	58%
Motor Vehicle	266,787	286,968	327,940	248,284	294,103	204,616	77,950	38%
Sales & Use Taxes								
Other Taxes				136,666	147,597	111,657	35,844	32%
Intergovernmental (Transfer from City GF)	4,900,000	4,900,000	4,900,000	4,900,000	4,900,000	5,000,000	1,250,000	25%
Transfer in	-	-	-	-	-	-	-	
Charges for Services	872,400	850,100	871,591	897,100	836,251	1,002,410	236,358	24%
Miscellaneous (incl licenses / permits)	113,350	123,550	274,550	116,350	336,382	111,350	103,898	93%
Total Operating Revenues	9,334,180	9,333,965	9,498,731	9,075,255	9,288,834	9,289,276	3,374,442	36%
Operating Expenses:								
Salaries & Benefits	\$ 5,960,102	\$ 5,323,503	\$ 5,098,902	\$ 6,000,000	\$ 4,931,982	\$ 6,172,316	\$ 1,074,477	17%
Contractual Services	2,179,823	2,223,681	2,045,633	2,129,581	2,112,821	2,367,629	1,202,819	51%
Commodities	732,250	790,967	770,944	708,757	755,483	824,486	198,896	24%
Capital Outlay	190,000	1,172,000	379,689	-	4,000	90,000	-	
Grants and Claims	10,005	10,005	6,357	10,005	7,649	10,005	-	
Transfers Out	294,000	195,000	1,113,875	15,000	483,234	15,000	3,750	
Miscellaneous / Other	1,110	1,110	-	1,110	-	1,110	-	
Contingency	150,000	150,000	-	200,000	-	154,625	-	
Total Operating Expenses	9,517,290	9,866,266	9,415,400	9,064,453	8,295,169	9,635,171	2,479,942	26%
Increase/(Decrease) in Net Revenue	\$ (183,110)	\$ (532,301)	\$ 83,331	\$ 10,802	\$ 993,665	\$ (345,895)		
ACFR BUDGETARY BASIS FUND BALANCE								
Beginning of year	2,392,349	¹ 2,392,349	¹ 2,392,349	¹ 2,475,680	¹ 2,475,680	² 3,469,345	²	
End of year	\$ 2,209,239	¹ \$ 1,860,048	¹ \$ 2,475,680	¹ \$ 2,486,481	² \$ 3,469,345	² \$ 3,123,450	²	32%
¹ Updated for 2023 and 2024 Final Audited Figures								
² Estimated, unaudited figure								

DEDICATED SALES TAX FUND

The Dedicated Sales Tax fund is a 3/8th cent city sales tax that expires June 30, 2030. The revenue from this tax is split between city public safety functions (fire and police only) and neighborhood infrastructure.

2026 Dedicated Sales Tax Revenues & Expenses

The 2026 Dedicated Sales Tax Fund adopted budget was \$14.95 million in revenue and \$18.2 million in expenses, with planned spending of the excess fund balance for one-time expenses of approximately \$3.3 million.

Revenues

As compared to the adopted budget of \$14.95 million, revenues were \$3.8 million or 26% of the budgeted revenues for the first quarter.

Expenses

As compared to the adopted budget of \$18.2 million, expenses were \$7.1 million or 39% of the budgeted expenses for the first quarter.

2026 Dedicated Sales Tax Fund Net Revenue & Fund Balance

- At budget adoption, the 2026 net revenue was expected to be negative by approximately (\$3.3 million) due to planned spending of a portion of the excess fund balance.
- At budget adoption, the estimated fund balance at year end was projected to be \$1.8 million or 10% of budgeted expenditures (updated with the 2023 and 2024 audited totals).
- By Commission policy, the Unified Government requires 17% fund balance with a goal of 25% equal to roughly three months operating expenses. However, of the total expenses, \$8.8 million are related to annual operating expenses funding city policy and fire (salaries & benefits, contractual services, and commodities). Given that, the fund balance is 20% of the operating expenses (excluding capital).

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS						
STATEMENT OF REVENUES AND EXPENSES						
Dedicated Sales Tax-FND212						
YTD First Quarter January - March 2026						
	BUDGET FISCAL YEAR FY 2024	YTD ACTUAL 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUAL 12/31/2025	BUDGET FISCAL YEAR FY 2026	YTD ACTUAL 3/31/2026
Operating Revenues:						
Taxes						
Sales & Use taxes	\$ 13,787,000	\$ 14,668,670	\$ 14,246,000	\$ 14,763,680	\$ 14,943,000	\$ 3,848,502 26%
Intergovernmental	-	-	-	-	-	
Fines Forfeitures and Penalties	-	104,178 ¹	-	-	-	
Miscellaneous	10,500	782,923	10,500	512,073 ¹	10,102	
Total Operating Revenues	13,797,500	15,555,771	14,256,500	15,275,753	14,953,102	3,848,502 26%
Operating Expenses:						
Salaries & Benefits	\$ 5,984,813	5,755,818	\$ 6,204,531	6,232,714	\$ 6,686,387	1,249,733 19%
Contractual Services	1,304,383	1,183,223	1,235,653	1,287,043	1,235,581	335,347 27%
Commodities	1,162,974	1,110,695	578,704	578,354	878,776	456,579 52%
Capital Outlay	7,541,900	6,989,942 ¹	7,419,900	5,941,451	7,951,100	4,714,881 59%
Grants	-	-	65,000	-	65,000	50,000 77%
Transfers Out	1,014,000	1,014,000	1,014,000	2,686,620	1,404,000	351,000 25%
Total Operating Expenses	17,008,070	16,053,678	16,517,788	16,726,182	18,220,844	7,157,540 39%
Increase/(Decrease) in Net Revenue	\$ (3,210,570)	\$ (497,907)	\$ (2,261,288)	\$ (1,450,429)	\$ (3,267,742)	\$ (3,309,038)
ACFR BUDGETARY BASIS FUND BALANCE						
Beginning of year	7,003,306 ²	7,003,306 ²	6,505,399 ²	6,505,399 ²	5,054,970 ³	
End of year	\$ 3,792,736 ²	\$ 6,505,399 ²	\$ 4,244,111 ²	\$ 5,054,970 ³	\$ 1,787,228	10%
¹ Does not include rollover funds to be adjusted at year end close out						
² Updated for 2023 and 2024 Final Audited Figures						
³ Estimated, unaudited figure						

SANITARY SEWER FUND

The Sanitary Sewer Fund is an enterprise fund with revenues paid by rate payers and funds the sanitary sewer system and Environmental Services Division of the Public Works Department.

2026 Sanitary Sewer Revenues & Expenses

The sanitary sewer fund is an enterprise fund where the revenues from the rate payers are restricted to be used only for expenses related to operating and maintaining the system. This fund pays for personnel, operations, maintenance, capital projects, and debt service related to maintaining the sanitary sewer system.

Revenues

As compared to the adopted budget of \$58.2 million, revenues were \$13.8 million or 24% of the budgeted revenues for the first quarter.

Expenses

As compared to the adopted budget of \$61.4 million, expenses were \$14.7 million or 24% of the budgeted expenses for the first quarter.

2026 Sewer Fund Net Revenue & Fund Balance

- At budget adoption, the 2026 net revenue was expected to be negative by approximately (\$3.2 million) due to spending a portion of the excess fund balance. As such, the estimated fund balance at year end was projected to be \$37.6 million or 61% of budgeted expenditures.

However, because fund balance is utilized to fund capital projects with cash in lieu of issuing debt when possible, the fund balance is typically higher in this fund. This provides cash for the projects approved and appropriated by the Commission.

- By Commission policy, the Unified Government requires 17% fund balance with a goal of 25% equal to roughly three months operating expenses.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS							
STATEMENT OF REVENUES AND EXPENSES							
Sewer Fund - Fund 560							
YTD First Quarter January - March 2026							
	BUDGET FISCAL YEAR FY 2024	YTD ACTUAL 12/31/2024	BUDGET FISCAL YEAR FY2025	YTD ACTUAL 12/31/2025	BUDGET FISCAL YEAR FY2026	YTD ACTUAL 3/31/2026	
Operating Revenues:							
Taxes	\$ 13,500	\$ 10,577	\$ 13,500	\$ 10,562	\$ 13,500	\$ 5,461	40%
Licenses, Permits and Fees	322,289	\$ 404,350	322,289	\$ 414,865	422,289	\$ 50,157	12%
Charges for Services	51,130,500	\$ 51,836,440	55,264,060	\$ 53,685,718	56,207,977	\$ 12,958,266	23%
Interest Income	375,000	\$ 1,489,598	500,000	\$ 2,344,495	1,500,000	\$ 839,331	56%
Transfers In	-		-				
Miscellaneous	69,843	\$ 660,320	69,843	3,582,706	69,843	2,900	4%
Total Operating Revenues	51,897,632	54,401,285	56,169,692	60,038,346	58,213,609	13,856,115	24%
Operating Expenses:							
Salaries & Benefits	\$ 12,085,968	\$ 11,701,866	\$ 12,328,510	\$ 11,702,091	\$ 14,013,686	\$ 2,825,804	20%
Contractual Services	5,169,109	4,903,193	5,322,617	4,758,967	5,559,649	1,929,424	35%
Commodities	6,041,661	4,313,764	6,041,661	5,410,009	6,019,331	2,488,086	41%
Capital Outlay	7,942,000	7,448,362	7,620,000	13,655,930	8,110,000	2,319,652	29%
Grants and Claims	6,449,999	6,273,599	6,449,999	6,313,599	6,449,999	980	0%
Transfers Out to Debt	12,359,516	12,359,516	13,729,880	13,765,621	18,213,053	4,553,263	25%
Debt	2,801,575	1,201,248	2,801,575	1,201,248	2,801,575	600,624	21%
Reserve and Contingency	250,000		250,000		250,000		
Total Operating Expenses	53,099,828	48,201,548	54,544,242	56,807,465	61,417,293	14,717,833	24%
Increase/(Decrease) in Net Revenue	\$ (1,202,196)	\$ 6,199,737	\$ 1,625,450	\$ 3,230,881	\$ (3,203,684)		
ACFR BUDGETARY BASIS FUND BALANCE							
Beginning of year	31,373,126	31,373,126	37,572,863	37,572,863	40,803,744		
End of year	\$ 30,170,930	¹ \$ 37,572,863	¹ \$ 39,198,313	¹ \$ 40,803,744	¹ \$ 37,600,060		61%
¹ Updated for 2023 and 2024 Final Audited Figures							

BANK BALANCES & INVESTMENTS

The second section of this report is a summary of the cash bank balances and the investment portfolio. Cash and Investments are governed by the Cash and Investment Management Policy which is adopted by the Commission annually.

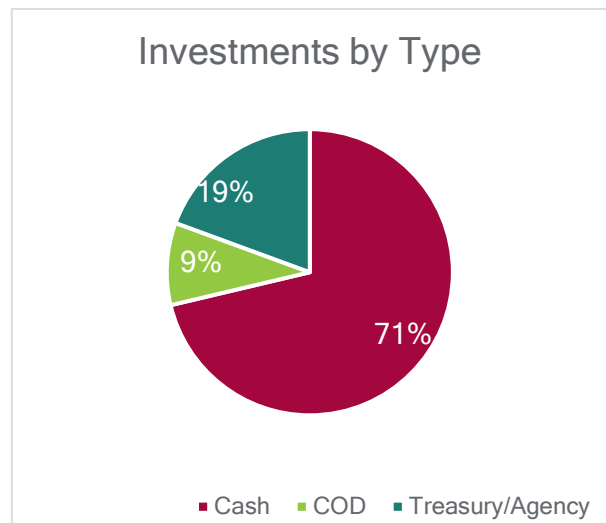
Bank Balances & Investments Summary

Type	Amount
Operating Cash	\$244,033,000
Employee Health Self Insurance Restricted Fund	\$25,322,000
Certificates of Deposit	\$35,000,000
Agency / U.S. Treasury	\$73,481,372
TOTAL	\$377,836,372

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS								
BANK BALANCES & INVESTMENTS PER GENERAL LEDGER								
YTD March 31, 2026								
FINANCIAL INSTITUTION	FUND NO.	FUND	Date Purchased	Date Maturity		CHECKING	INVESTMENTS	Interest Rate
UMB Operating Cash	2561	Cash	n/a	n/a		\$ 244,033,000	\$ -	2.330%
UMB Operating Employee Health Ins	9193	Cash	n/a	n/a		\$ 25,322,000	\$ -	2.330%
Security Bank of Kansas City	n/a	Investment Certificate of Deposit	8/21/2025	8/21/2026	12 month		\$ 10,000,000	3.900%
Capital Federal Savings	n/a	Investment Certificate of Deposit	8/21/2025	8/21/2026	12 month		\$ 10,000,000	3.900%
Capital Federal Savings	n/a	Investment Certificate of Deposit	2/6/2025	2/5/2027	24 month		\$ 15,000,000	4.170%
Mischler Financial	n/a	US Treasury	7/6/2022	6/30/2026	48 month		\$ 18,546,728	2.820%
Mischler Financial	n/a	Agency	12/9/2025	12/1/2026	12 month		\$ 5,004,253	3.625%
Mischler Financial	n/a	US Treasury	3/26/2024	2/26/2027	36 month		\$ 4,995,597	4.500%
Mischler Financial	n/a	Agency	12/9/2025	12/9/2027	24 month		\$ 9,982,725	3.500%
Oppenheimer & Co.	n/a	US Treasury	3/26/2024	3/20/2028	48 month		\$ 4,981,850	4.350%
Mischler Financial	n/a	Investment FHLB	8/19/2025	9/8/2028	36 month		\$ 24,997,488	3.750%
Mischler Financial	n/a	Agency	12/9/2025	11/28/2028	36 month		\$ 4,972,731	3.375%
TOTAL						\$ 269,355,000	\$ 108,481,372	
							\$ 377,836,372	

The UG is experiencing lower interest rate earnings on the cash account, which is approximately 2% as compared to the recent higher returns. The interest rate earnings on these accounts are tied to the treasury rates in the banking contract less a set percentage and fluctuate monthly.

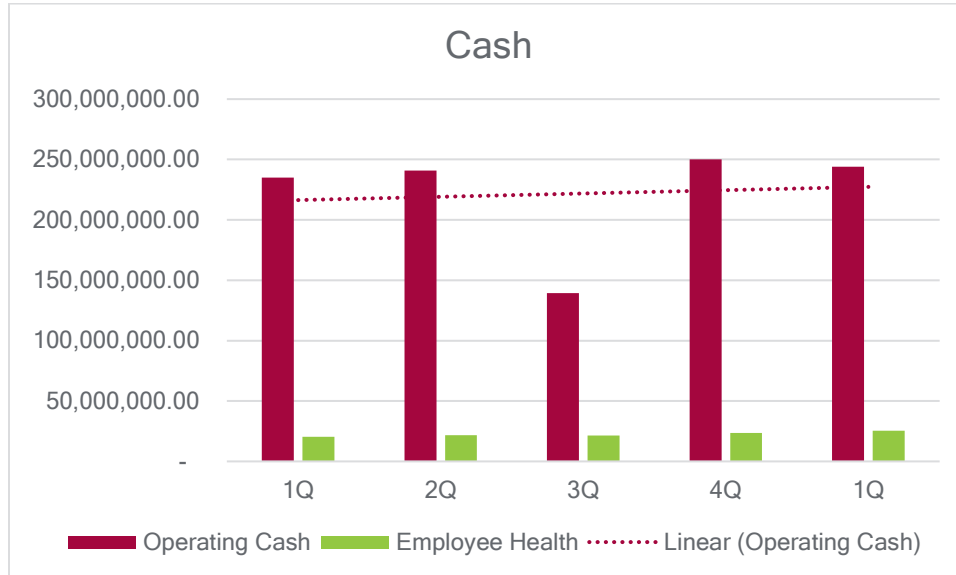
Primary investments by type include cash at 71%, CDs at 9%, and Treasuries at 19%.



A major factor that affects the cash balance is the County function that receives tax payments for all taxing entities and then does distribution of the taxes per state law five times a year. Two of the five tax distributions were completed by the Treasury Department in the first quarter. The Unified Government receives these payments and disburses them to the appropriate taxing districts pursuant to state law. Distributions occur in January, March, June, September, and October.

Tax Distributions

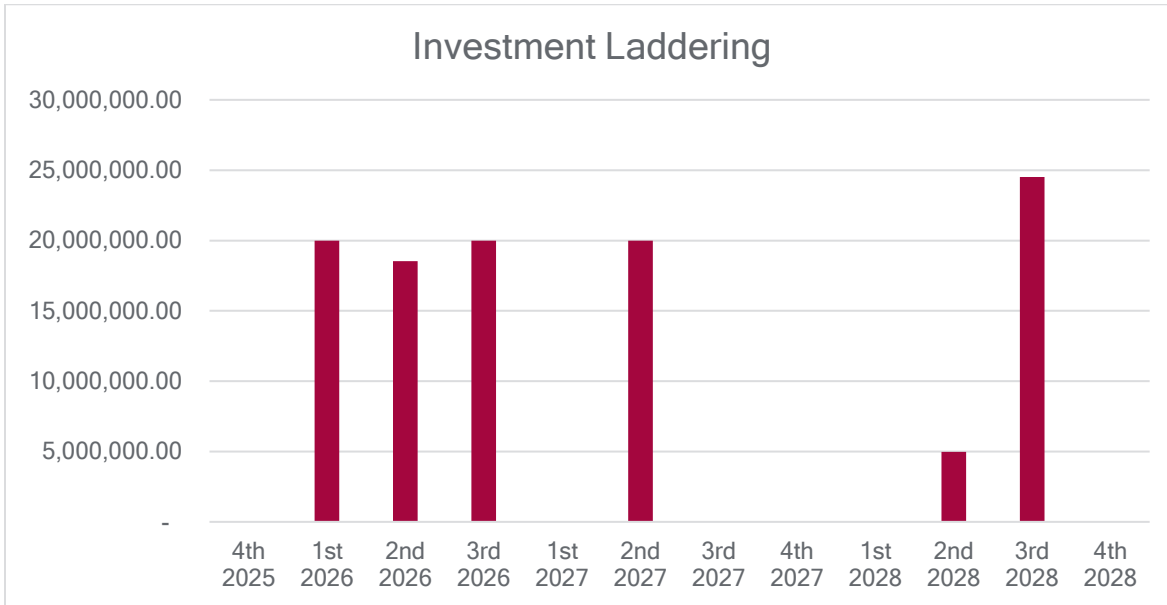
2026 Tax Distributions by Taxing Entity and Distribution Date						
Taxing Entity	Distribution					Total
	January	March	June	September	October	
State of Kansas	\$ 21,158,542.88	\$ 4,247,854.48				\$ 25,406,397.36
City of Bonner Springs	\$ 3,131,934.17	\$ 445,504.26				\$ 3,577,438.43
City of Lake Quivira	\$ 37,810.29	\$ 2,483.31				\$ 40,293.60
City of Edwardsville	\$ 2,799,566.70	\$ 351,813.40				\$ 3,151,380.10
Unified School District 500	\$ 21,562,660.05	\$ 4,937,166.97				\$ 26,499,827.02
USD 500 Library	\$ 6,087,779.66	\$ 1,432,711.70				\$ 7,520,491.36
Unified School District 202	\$ 4,840,256.54	\$ 854,098.54				\$ 5,694,355.08
Turner Recreation Commission	\$ 680,813.01	\$ 128,535.04				\$ 809,348.05
Unified School District 203	\$ 8,003,650.74	\$ 2,199,458.78				\$ 10,203,109.52
Unified School District 204	\$ 6,123,769.70	\$ 812,154.52				\$ 6,935,924.22
Kansas City Kansas Community College	\$ 27,589,638.16	\$ 5,959,921.70				\$ 33,549,559.86
Wolcott Drainage District	\$ 1,446.23	\$ 1,231.19				\$ 2,677.42
Fairfax Drainage District	\$ 1,082,768.54	\$ 358,396.00				\$ 1,441,164.54
Kaw Valley Drainage District	\$ 815,487.97	\$ 187,748.60				\$ 1,003,236.57
KCK Public Library	\$ 1,907,557.74	\$ 394,326.36				\$ 2,301,884.10
City of Kansas City Kansas	\$ 35,857,025.09	\$ 8,712,460.81				\$ 44,569,485.90
Wyandotte County Kansas	\$ 43,341,815.74	\$ 9,051,484.77				\$ 52,393,300.51
	\$ 185,022,523.21	\$ 40,077,350.43	\$ -	\$ -	\$ -	\$ 225,099,873.64



Investments

By Kansas State Statute 12-1675 the Unified Government can only invest in interest bearing accounts, certificates of deposit which have a physical location in the County, agency funds, or US Treasury funds (excluding mortgage back securities), or the state municipal investment pool established by K.S.A. 12-1677a for no more than 4 years (based on the approved state waiver granted annually).

In order to maintain the flexibility of taking advantage of favorable market conditions, the Investment Policy limits the length of the investment strategically and encourages laddering the terms over time.



DEBT SUMMARY

The third section of the report is a summary of the outstanding debt by type, original principal, annual principal and interest payments, and year-end balances.

KSA 10-102 defines “municipal bonds” as “all bonds issued by any municipality which constitute a general obligation of the municipality, except railroad aid bonds.” KSA 10-311 states, “Revenue bonds issued by a municipality shall not be included in computing the total bonded indebtedness of such municipality for the purpose of determining the limitations on bonded indebtedness of such municipality.”

For debt, the Unified Government is governed by Kansas State Statutes, 12-345, 12-355, and 12-365. This limits the total municipal debt issuance (generally general obligation bonds) to no more than 30% of the assessed value within the County as certified to the County Clerk on the preceding August 25. Currently, the general obligation debt for the Unified Government is below the statutory cap as this is calculated on the portion of general obligation debt and excludes other types of debt.

The Unified Government utilizes several types of debt instruments including general obligation bonds for the City and the County, the Public Building Commission for both City and County buildings, state revolving funds, sanitary sewer general obligation bonds (repaid with sanitary sewer revenue), stormwater general obligation bonds (repaid with stormwater revenue).

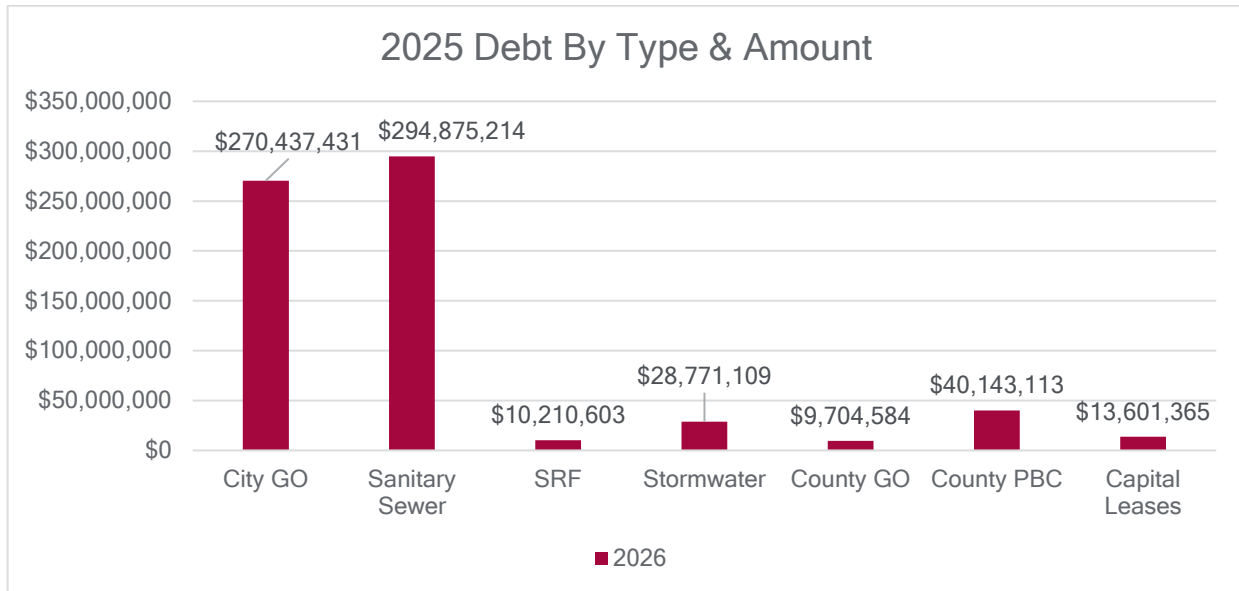
OUTSTANDING DEBT

Total outstanding debt for 2026 as of the first quarter is \$667.7 million including the State Revolving Loan Fund and capital leases.

ANNUAL PRINCIPAL AND INTEREST PAYMENTS

For 2026, annual debt payments for principal and interest total \$60.5 million from applicable funds. During the first quarter, a total of \$71.6 million was added in new debt (\$33.8 million principal / \$28.9 million interest issued in March 2026) for sanitary sewer and storm sewer projects.

Another bond issuance is anticipated to occur in the second quarter for the 2026 budgeted items including property tax backed general obligation bonds and rate payer funded sewer bonds. This is not included in this report but will be captured in future quarterly reports once completed.



UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS
DEBT SUMMARY
FY 2026

Debt Issuance	Original Principal Issued 2024	Payments FY24 P/I Amount	Balance P/I 12/31/2024	Original Principal Issued 2025	Payments FY25 P/I Amount*	Additions FY25 P/I Amount*	Balance P/I 12/31/2025	Original Principal Issued 2026	Payments FY26 P/I Amount*	Additions FY26 P/I Amount*	Balance P/I 12/31/2026
Capital Lease Obligations	\$28,690,076	\$3,493,096	\$17,271,840	31,867,375	3,751,467	3,830,121	\$17,350,494	27,943,085	3,749,129	-	\$13,601,365
City Regular GO Bonds	\$338,873,968	\$29,513,739	\$293,702,967	361,583,968	31,732,451	39,243,525	\$301,214,041	335,938,968	30,776,610	-	\$270,437,431
City Sanitary Sewer Bonds	\$159,751,176	\$10,859,515	\$171,466,732	216,071,176	12,229,879	89,634,612	\$248,871,465	246,066,176	16,713,053	62,716,801	\$294,875,214
City State Revolving Fund	\$1,890,000	\$1,201,248	\$12,613,099	19,890,000	1,201,248	-	\$11,411,851	19,890,000	1,201,248	-	\$10,210,603
City Stormwater Bonds	\$27,676,865	\$1,966,728	\$23,990,164	27,676,865	2,048,794	-	\$21,941,370	32,471,865	2,064,493	8,894,232	\$28,771,109
City Levee Bonds	\$2,060,000	\$253,240	\$257,000	2,060,000	257,000	-	\$0	-	-	-	\$0
City Public Building Commission	\$1,134,600	\$127,664	\$255,357	1,134,600	127,760	-	\$127,597	1,134,600	127,596	-	\$0
County Regular GO Bonds	\$19,754,995	\$1,229,866	\$13,732,207	19,754,995	2,018,717	-	\$11,713,490	19,754,995	2,008,906	-	\$9,704,584
County Public Building Commission	\$54,566,012	\$3,972,305	\$48,009,080	54,566,012	3,977,394	-	\$44,030,686	53,786,012	3,887,573	-	\$40,143,113
	\$652,397,692	\$52,617,401	\$581,297,446	\$734,604,991	\$57,344,710	\$132,708,258	\$656,660,994	\$736,985,701	\$60,528,606	\$71,611,033	\$667,743,420

1 excludes City GO debt issued for TF districts paid by the increment generated from the project and debt service payments on joint projects by the UG and BRU paid by electric utility revenue

2 excludes debt service payments covered by electric utility revenue

3 Lease Finance Schedule 31 Principal (267,300) & Interest (26,198.60)

4 Excludes Bonds paid off - portion of 2013-B (525,000); 2014-B (1,465,000); Includes bonds issued: 2025-A (24,700,000)

5 Includes Bonds issued: 2025-A (56,320,000)

6 Includes 10/31/25 payoff of 2013-D with Downtown Hotel CD revenues (1,125,000 Principal, 9,429.38 Interest) resulting in 67,800.62 interest savings 2025-2028

7 2025-A Principal (24,700,000) & Interest (14,611,325.56) which was issued in March 2025

8 2025-A Principal (56,320,000) & Interest (33,314,612.22) which was issued in March 2025

9 Excludes LF Schedules Paid off (2010 - C/MP 8675 578,566); 2018 Sch 16 (2,304,733.99); 2020 Sch 21 (99,998.99); 2020 Motorola (940,601)

10 Excludes Bonds paid off: 2013-D (4,285,000); 2015-E (1,740,000); 2015-D (16,440,000); and a portion of 2020-B (3,180,000)

11 Excludes Bonds paid off: 2015-D (3,815,000)

12 2026-A Principal (33,610,000) & Interest (28,906,801.39) which was issued in March 2026

13 2026-A Principal (4,795,000.00) & Interest (4,099,231.51) which was issued in March 2025

14 Excludes Bonds paid off: 2015-B (2,060,000)

15 Excludes Bonds paid off: PBC 2015-A (780,000)

16 Known upcoming financings include December 2026 capital equipment lease financing & Summary 2026 GO 2026-B Bond issuance, amounts TBD



Report to Economic Development & Finance Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="581 384 1037 478" style="border: 1px solid black; padding: 5px;"> Wesley McKain, Policy & Development Manager </div> wmckain@wycokck.org X8833	Health Department
AGENDA ITEM #4.3.		
RESOLUTION: HEALTH FORWARD FOUNDATION GRANT - STAFF SUPPORT FOR COMMUNITY HEALTH IMPROVEMENT PLAN (CHIP) HOUSING PLAN IMPLEMENTATION		
BACKGROUND		
<ul style="list-style-type: none"> • The Public Health Department was invited to an invitation-only funding opportunity from the Health Forward Foundation, called Affordable Housing and Homeownership 2026. • The invitation came because of the Health Department’s work on housing as a part of its Community Health Improvement Plan (CHIP). Health Forward has been a long-time supporter of the CHIP. • The Funding Opportunity Announcement was released 3/16/2026 • The goal of the funding announcement is “to create and preserve affordable housing and homeownership.” • The deadline for submitting the application was April 6, 2026. • The Health Department was unable to submit the application to the Commission for approval before it was submitted to the Foundation. Due to the short timeline miscommunication about the contents of the application, which was reworked to its current form at Foundation request. • Funding amount is \$75,000. • The grant will support salaries and fringe for Health Department Staff who coordinate the CHIP. 		
RECOMMENDATION		
Approval of grant request		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
No match required		
LEGAL/ POLICY CONSIDERATIONS		
A resolution of grant acceptance is required		

ATTACHMENTS

Resolution Approving HD application for HFF grant, HealthForward CHIP grant 4.8.26, Commission Action
Civic Clerk - Health Forward Foundation Housing 2026

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

A RESOLUTION FOR THE WYANDOTTE COUNTY PUBLIC HEALTH DEPARTMENT’S APPLICATION FOR A ONE-YEAR GRANT FROM THE HEALTH FORWARD FOUNDATION TO SUPPORT AFFORDABLE HOUSING AND HOMEOWNERSHIP, AND ALLOCATION OF FUNDS FOR ELIGIBLE USES

WHEREAS, the Wyandotte County Public Health Department (“the Health Department”) was invited to an invitation-only funding opportunity from the Health Forward Foundation (“Health Forward”), called Affordable Housing and Homeownership 2026; and

WHEREAS, the invitation came because of the Health Department’s work on housing as a part of its Community Health Improvement Plan (CHIP); and

WHEREAS, the goal of the funding announcement is “to create and preserve affordable housing and homeownership”; and

WHEREAS, Health Forward released its funding announcement on March 16, 2026, with an application submission deadline of April 6, 2026; and

WHEREAS, because of the short timeline, the Health Department applied for the grant and is seeking retroactive approval; and

WHEREAS, the grant amount is up to \$75,000 with no local match; and

WHEREAS, the grant, if awarded, will be used to support salaries and benefits of Health Department staff to coordinate the housing work of the Wyandotte County CHIP;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS AS FOLLOWS:

Section 1. The Unified Government Board of Commissioners hereby approves the application for and, should the grant be awarded to the Health Department, its acceptance of the Health Forward Foundation grant for a term of one year for a total grant amount of up to \$75,000.00.

Section 2. If the Health Department is awarded the Health Forward Foundation grant, the Unified Government Board of Commissioners hereby approves the allocation of the award amount to support the salaries and benefits of staff to support the Wyandotte County CHIP;

Section 3. If the Health Department is awarded the Health Forward Foundation grant, the County Administrator and other officers, agents, and employees of the Unified Government are hereby authorized and directed to take such further action as may be appropriate or desirable to accomplish the purpose of this Resolution.

Section 4. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the Unified Government.

**APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,
THIS _____ DAY OF _____, 2026.**

Christal E. Watson, Mayor/CEO

Attest:

Unified Government Clerk

Approved as to Form:

HealthForwardPortal

- [Close Window](#)
- [Print This Page](#)
- [Expand All](#) | [Collapse All](#)

IA-0000001091

Individual Application

Application ID	IA-0000001091	Submitted Date	4/8/2026, 2:15 PM
Funding Opportunity	Affordable Housing & Homeownership		
Funding Award	Unified Government of Wyandotte County/Kansas City, Kansas, Public Health Department - Grant - FY-00012563		
% Allocated to Lobbying Activities			
Funds Used For Lobbying Activities?	No		

Request Information

Contact	Clarissa Stephenson	Amount Requested	\$75,000.00
Project Title	Affordable Housing through Collaboration: Supporting Wyandotte County's CHIP housing strategies	Duration (Months)	12
Fiscal Sponsor Comment		Demographic Profile Update	2026 Demographic and Org - Unified Government of Wyandotte County/Kansas City, K
Fiscal Sponsor Need	No		
Funding Request Purpose	The Unified Government Public Health Department will work in collaboration with community agencies and leaders to implement the affordable housing strategies within the 2024-2028 Wyandotte County Community Health Improvement Plan (CHIP). This includes implementation of a new WYCO heirs' property program, advancing work to rehab homes through the KS Abandoned Housing Act, facilitating housing development through the KCK Zoning Code rewrite, and eviction prevention through policy change.		

Project Geographic Area Served

PRJ-% Allen County	0	PRJ-% Wyandotte County	100
PRJ-% Cass County	0	PRJ-% Lafayette County	0
PRJ-% KCMO incl Clay and Platte	0	PRJ-% Other Area Served	0
PRJ-% Jackson County non-KCMO	0	PRJ-Explain Ins Cannot/Doesnt apply	
PRJ-% Johnson County	0	PRJ-Explain Other Areas Served	
		PRJ-% Geo Cannot supply/Does not Apply	0

Application Responses

Purpose Alignment	The 2024-2028 Community Health Improvement Plan (CHIP) is Wyandotte County's comprehensive plan to improve the factors that determine residents' overall health outcomes. It addresses clinical factors, but focuses heavily on the social determinants of health. We are unique in the way we partner with lead agencies in each sector to drive change. The 2024-2028 CHIP hits on all four of the Health Forward Foundation's purpose areas and many of its strategies.
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Like the Foundation, the UGPHD is compelled by data and community need to engage in efforts that provide more affordable and safe housing. Your Place purpose emphasizes affordable homeownership as well as building mixed-income neighborhoods. Housing was a focus area within our previous 2018-2023 Plan, and the new CHIP builds upon it, engaging “Strategy Partners” that focus on homeless, policy change, tenants rights, and cost burden strategies. We focus on projects that can be accomplished at the local level. Through our housing partnerships, we started a new Lead Abatement program, leveraged funds for legal assistance to prevent evictions, assisted low-income residents facing eviction in the Unified Government (UG) tax sale, and worked with KCK Housing Authority to establish a Landlord Risk Mitigation Fund and Tenant Barrier Fund. In the past year we’ve focused on zoning as a barrier to affordable housing. Housing developers told the UG that the Zoning Code was a major obstacle to development. We partnered with the Planning Department to 1) develop an affordable housing constraints analysis, and 2) conducted “Lot Testing” to envision multiple affordable housing scenarios in actual KCK neighborhoods. Planning will embed the results within the Kansas City, KS Zoning Code rewrite, to be reviewed and adopted by the Planning Commission and UG Board of Commissioners.

This proposal builds on that work to continue coordinating active work on the heirs’ property program (KCK Homes for Generations), acquiring and rehabbing homes through the KS Abandoned Housing Act, facilitating housing development through the KCK Zoning Code rewrite, coordinating groups working on homelessness and liaising with the Mayor’s Office’s initiatives on that topic, and organizing about eviction prevention strategies.

Through our housing partnerships, we started a new Lead Abatement program, leveraged funds for legal assistance to prevent evictions, assisted low-income residents facing eviction in the Unified Government (UG) tax sale, and worked with KCK Housing Authority to establish a Landlord Risk Mitigation Fund and Tenant Barrier Fund. In the past year we’ve focused on zoning as a barrier to affordable housing. Housing developers told the UG that the Zoning Code was a major obstacle to development. We partnered with the Planning Department to 1) develop an affordable housing constraints analysis, and 2) conducted “Lot Testing” to envision multiple affordable housing scenarios in actual KCK neighborhoods. Planning will embed the results within the Kansas City, KS Zoning Code rewrite, to be reviewed and adopted by the Planning Commission and UG Board of Commissioners.

This proposal builds on collaborative work done between the Unified Government, Community Housing of Wyandotte County (renamed Build WYCO), and Neighborhood Legal Support to identify and convert blighted properties into affordable housing utilizing the Kansas Abandoned Housing Act. This work aligns with the Health Forward Foundation’s Place Strategy by producing affordable units with pathways to homeownership and developing single family homes for purchase.

The Unified Government has entered a collaborative partnership with Build WYCO and Neighborhood Legal Support of Kansas City (NLS) to bring Abandoned Housing Act cases in Wyandotte County.

Project Overview

Funding would support CHIP staff who coordinate a diverse portfolio of housing strategies. We operate based on the Collective Impact collaboration model, with the Health Department serving as the backbone agency.

Our CHIP implementation is unique in that the Health Department serves a backbone role, while Lead Agencies who have expertise, credibility, and relationships in each of the areas lead implementation. Over the last five years, the Health Department has raised and subawarded \$1.7M in funding for the Lead Agencies from the Health Forward Foundation, UG Board of Commissioners (American Rescue Plan, Hollywood Casino Grant), Wyandotte Health Foundation, United Way, and REACH Healthcare Foundation. The Lead Agencies more than matched that amount with in-kind support. Beyond fundraising, the Health Department assists in planning, evaluation, communications, policy development and advocacy, and convening the Steering Committee.

We work closely with community agencies and other Unified Government departments to develop housing projects, which are often spun off to become programs at other agencies, passed as policies, or become standalone initiatives. The CHIP housing group pilot tests and supports innovation in the housing space in Wyandotte.

Over the next 12 months, we will help coordinate and implement on a number of projects. The Unified Government’s new heirs’ property program, KCK Homes for Generations, has been adopted and funded, but we need to engage the community and build a pipeline with the UG Probate Court to receive applicants. We worked with the Wyandotte Innovation Initiative to advertise Senior Property Tax Rebates January – April 2026, as those rebates are underutilized and many fixed income seniors suffer as home valuations increase. We know that work has been successful but we’re awaiting final application numbers from this year.

We will continue to work with the UG Planning Department to amend the Zoning Code to remove barriers to developing affordable housing, especially creative solutions (e.g. backyard cottages) and focusing on inner city plots where narrow lots stymy development. New Mayor Christal Watson is focusing on homelessness, and her team is utilizing our CHIP homeless strategies to inform the long term homelessness prevention efforts. CHIP staff funded by Health Forward serve as the liaison between the Mayor’s Office and our housing partners. There has been some energy around eviction prevention, including providing mediation or a possible right to counsel policy similar to KCMO. This is new but we are participating in conversations. Finally, the Health Dept works with the collaboration that is focused on using the KS Abandoned Housing Act to rehab properties in redlined KCK neighborhoods and turn them into affordable rental or community land

trust homes.

Abandoned Housing Act litigation is a proven and highly cost-effective method for acquiring blighted properties. The work not only creates sustainable affordable housing, but it has also been proven to reduce violent crime, create jobs, increase tax revenue, and significantly improve the quality of life in the neighborhoods in which the houses are located.

Abandoned, blighted properties are a major obstacle to community development. They are magnets for crime and dumping. They discourage development of nearby properties because no one wants to live near them, and they demoralize neighboring residents. In 1993, the State of Missouri passed the Abandoned Housing Act, which allows not-for-profit organizations there to petition a court to allow the not-for-profit to take control of the property if: the property is tax delinquent; no one has lived in the property legally for six months; and, there are serious codes violations.

AHA litigation works as follows. The not-for-profit submits a rehab plan to the Court. The owner of the property has the right to submit its own rehab plan. If the owner's plan is viable, the Court will approve that. If the owner doesn't appear or does not submit a plan to remediate the blight, the Court will consider the not-for-profit's rehab plan and generally will approve it and issue an order allowing the not-for-profit to rehab the property. Once the rehab work is done, the Court transfers title to the property to the not-for-profit.

In Jackson County, Missouri alone, we estimate that more than 1,200 blighted properties have been rehabbed and converted into good quality homes using the Abandoned Housing Act over the last 33 years. Kansas has its own Abandoned Housing Act, which is modeled after the Missouri Act, but it has rarely been used. We are not aware of any not-for-profit organization that has used the Abandoned Housing Act in Kansas before now.

The Unified Government has entered a collaborative partnership with Build WYCO and Neighborhood Legal Support of Kansas City (NLS) to bring Abandoned Housing Act cases in Wyandotte County. NLS worked with neighborhood associations, City codes inspectors, police officers and other city staff to identify blighted and abandoned properties that are good candidates for renovation under the project. They selected properties in the Boston Daniels and OCP neighborhoods in the historic Northeast, formerly redlined neighborhoods.

NLS will pursue Abandoned Housing Act or similar litigation against these properties. Build WYCO will be the plaintiff in these cases. If the owner does not appear or defaults, Build WYCO will seek Court authority to take over the property and rehab it. Once Build WYCO completes the rehab, the Court will award ownership of the property to Build WYCO and Build WYCO will either manage it as affordable rental housing or sell it, through a community land trust, so it becomes a sustainably affordable, owner-occupied home.

If the owner of the property comes forward and is ready, willing, and able to rehab a property in the project, then Build WYCO will enter into an agreement with them under which the owner will rehab the property itself.

In the likely event that the project is successful, Build WYCO and NLS intend to greatly increase the number of Abandoned Housing Act cases that they bring to convert blighted properties in Wyandotte County into good quality, affordable housing. They may also consider bringing civil nuisance cases against owners of blighted and abandoned commercial properties. This same approach has transformed the Lykins Neighborhood in Kansas City, MO.

Project History / Background

The UG Public Health Department primarily serves communities of color whose health outcomes are shaped by structural racism and other socioeconomic conditions, especially Black, Latino and Southeast Asian communities which are the largest non-white populations in the county. We are a diverse workforce, all of whom reside within Wyandotte, which has served the community for over 80 years. The WYCO PHD has long-standing partnerships with organizations serving diverse populations. This work has grown recently through the work of the Health Equity Task Force (HETF) launched during COVID.

NLS is a not-for-profit law firm dedicated to using the Abandoned Housing Act and other legal resources to convert blighted and abandoned houses into good quality, sustainably affordable homes. NLS has seven years of experience in doing this work in Kansas City, Missouri. As an organization, their mission is to provide legal assistance and other support to empower urban core neighborhoods to grow stronger. It has three full-time attorneys with more than 15 years of real estate litigation experience on staff. NLS has provided support to neighborhood groups to identify project partners to support neighborhood development, leading to over \$5 million in rehab work and new construction in their project areas in Kansas City, Missouri, outside of just the revitalization of abandoned properties.

BuildWyCo, formerly Community Housing of Wyandotte County, is a non-profit home builder founded by Kansas City, Kansas residents to improve quality of life, including housing, homeownership and larger community development, for Kansas City, Kansas residents. They focus on increasing access to homeownership, creating opportunities for generational wealth building, and empowering neighbors through housing and community development. BuildWyCo has built, renovated or repaired over 890 homes in Kansas City, Kansas since its founding. They provide funding opportunities and financial counseling for home buyers as well as financial support to complete renovations to maintain homeownership. BuildWyCo works closely with neighborhood groups to support localized development and revitalization projects that best meet

community needs. Their work in revitalization and strong community partnerships ensure Kansas City, Kansas residents can obtain and retain homeownership and create wealth in their own community.

Habitat for Humanity KC (Habitat KC) is the largest non-profit home builder in the region, working in Wyandotte, Leavenworth, Johnson, Clay, Platte, and Jackson counties since 1979. They partner with residents and community-based organizations to conduct holistic neighborhood revitalization projects. They supported as a development partner for Neighborhood Legal Service's work in Kansas City, Missouri to revitalize abandoned properties, and built 8 additional new, affordable homes in the Lykins Neighborhood as part of a targeted revitalization plan, with a projected 75-100 homes built overall. In the 2024-2025 fiscal year, Habitat KC completed 458 projects through their home preservation services to repair homes and support sustained homeownership in safe, quality housing. Habitat KC supports resident led initiatives across historically marginalized communities to build generational wealth and increase homeownership among residents.

Project Impact

Over the next 12 months, we anticipate adopting an amended Zoning Code (policy change), increasing applications submitted for Senior Property Tax Rebates (reducing housing cost burden), recruiting and referring applicants for the new Heirs Property Program (stabilizing homeownership and wealth retention), and assisting the Build WYCO/UG collaboration in acquiring its first blighted properties to rehab (increasing affordable housing units). We will continue to engaging in planning around homelessness with Mayor Watson's office and eviction prevention, but those efforts are too new to state 12 month outcomes. NLS's work on abandoned housing revitalization through the Abandoned Housing Act is a novel initiative in the Kansas City metro and has proven track record of increasing homeownership and improving the quality of life for residents. Expanding the project to Kansas City, Kansas provides an opportunity for small or individual developers and rehabbers to engage in local development, while also expanding homeownership opportunities for middle- and low-income residents by creating quality affordable units out of blighted homes. This expands on efforts made by local partners and the Unified Government to expand housing access by creating safer neighborhoods and improving housing quality in areas where community development efforts are already beginning.

Commission Agenda Item Report

Title: Grant request: Health Forward Foundation Grant - Staff Support for CHIP Housing Plan Implementation

Proposed Agenda Date: Next Administration & Human Services Committee?
Funds will be awarded mid-May, requesting Fast Track

Presented by: Wesley McKain, Community Health Manager, Public Health

BACKGROUND:

- The Public Health Department was invited to an invitation-only funding opportunity from the Health Forward Foundation, called Affordable Housing and Homeownership 2026.
- The invitation came because of the Health Department's work on housing as a part of its Community Health Improvement Plan (CHIP). Health Forward has been a long-time supporter of the CHIP.
- The Funding Opportunity Announcement was released 3/16/2026
- The goal of the funding announcement is "to create and preserve affordable housing and homeownership."
- The deadline for submitting the application was April 6, 2026.
- The Health Department was unable to submit the application to the Commission for approval before it was submitted to the Foundation. Due to the short timeline miscommunication about the contents of the application, which was reworked to its current form at Foundation request.
- Funding amount is \$75,000.
- The grant will support salaries and fringe for Health Department Staff who coordinate the CHIP.

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS:

There are no match required

POLICY CONSIDERATIONS:

- No policy considerations required.

PROCUREMENT CONSIDERATIONS:

- No procurement considerations

LEGAL CONSIDERATIONS:

- A resolution of grant acceptance is required.

RECOMMENDED ACTION:

- Approval of grant request.

COUNTY ADMINISTRATION COMMENTS:

-

MAYOR AGENDA DIRECTION:

-



Report to Economic Development & Finance Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px;">Chelsee Chism, Director</div> cchism@wycokck.org X8046	Economic Development
AGENDA ITEM #4.4.		
RESOLUTION: MIDTOWN STATION UPDATE (ADDING DOCUMENT PER AGENDA UPDATE)		
BACKGROUND		
A presentation providing an update from Eastside Innovation, the developer of the Midtown Station project. Staff is requesting direction from the Committee.		
RECOMMENDATION		
<p>Approve</p> <p>Staff is requesting direction from the Committee to proceed in the negotiation of a development agreement with Eastside Innovation or direct staff to reissue a Request for Proposals.</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution authorizing Termination of RFP, Resolution for continuance of negotiations, EDF Midtown Station 2025_10-15 , 12.1.25 EDF PRESENTATION SUMMARY - Midtown Station, Midtown_Station_EDFC_Presentation 6.1.26 (1)		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE TERMINATION OF
THE AWARD OF THE REQUEST FOR PROPOSAL**

WHEREAS, a Request for Qualifications was issued by the Unified Government of Wyandotte County/Kansas City, Kansas (“Unified Government”) requesting qualified developers for the redevelopment of three Unified Government owned sites, one of which was the former Indian Springs Mall site, in 2023; and

WHEREAS, the Unified Government selected three developers in September 2023, one of which was Eastside Innovation Kansas LLC (“Eastside Innovation”); and

WHEREAS, the Unified Government issued a Request for Proposals for the redevelopment of the former Indian Springs Mall site in February 2024 which was open only to the three developers chosen through the RFQ process; and

WHEREAS, Eastside Innovation was awarded the project for the redevelopment of the former Indian Springs Mall site through the RFP process in October 2024; and

WHEREAS, Eastside Innovation, through its attorney, was provided a funding agreement and was requested to provide funds in the amount of \$30,000 in November 2024 so that negotiations on a development agreement could begin in earnest as the execution of a funding agreement and the provision of funds for said agreement are standard for economic development projects; and

WHEREAS, a series of meetings took place between Eastside Innovation, Unified Government Staff, and Wyandotte Economic Development Council between March 2025 and July 2025 with Eastside Innovation sending a proposed term sheet to Unified Government staff on July 7, 2025, but not a signed funding agreement or funds; and

WHEREAS, further communication occurred from August 2025 through December 2025 with Unified Government staff submitting a response to the proposed term sheet to Eastside Innovation in September 2025; and

WHEREAS, legal counsel for the Unified Government sent a letter to Eastside Innovation on March 17, 2026, requesting missing information and documentation as well as the executed funding agreement and the funds requested in November 2024; and

WHEREAS, Eastside Innovation responded by email on March 23, 2026 to legal counsel for the Unified Government by providing documentation previously sent to Unified Government staff and suggesting an additional response would be forthcoming; and

WHEREAS, legal counsel for the Unified Government sent a response letter to Eastside Innovation on March 27, 2026, reiterating the need for the requested documentation and information that had yet to be provided as well as an executed funding agreement and funds by

close of business April 6, 2026 or the award of the project would be terminated per Section 2.07 of the RFP; and

WHEREAS, legal counsel for the Unified Government received a redlined version of the funding agreement from Jonathan Arnold with Arnold Development Group, a partner of Eastside Innovation in the project, on March 27, 2026, with an email stating a comprehensive response would be provided the following week; and

WHEREAS, a joint response was provided to the Unified Government staff by Eastside Innovation, Arnold Development Group, and Keystone Community Corporation on April 1, 2026; and

WHEREAS, a final revised funding agreement was send to Arnold Development Group, Eastside Innovation and Keystone Community Corporation on April 6, 2026, by legal counsel for the Unified Government by email stating an executed copy and funds in the amount of \$30,000 was required to be received by close of business April 10, 2026, in order for their group to proceed as well as providing a list of concerns with some of their referenced incentives; and

WHEREAS, an executed funding agreement and funds in the amount of \$30,000 was received from Eastside Innovation and Eastside Opportunity Ventures the afternoon of April 10, 2026 along with a response letter and documentation from an attorney representing the development group of Eastside Innovation, Arnold Development Group and Keystone Community Corporation; and

WHEREAS, Unified Government staff and legal counsel for the Unified Government continue to have concerns regarding the proposed terms for the development.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS:**

Section 1. The award of the project for the redevelopment of the former Indian Springs Mall site to Eastside Innovation Kansas, LLC is hereby revoked.

Section 2. Unified Government staff is hereby directed to review, revise, and reissue the RFP for the redevelopment of the former Indian Springs mall site.

Section 3. The Mayor, the County Administrator, and the Unified Government's other officers, agents, and employees are hereby authorized and directed to take such further action, and execute such other documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 4. Effective Date. This Resolution shall be effective upon its adoption by the Unified Government Board of Commissioners.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS
THIS ____ DAY OF MAY 2026.**

Christal E. Watson
Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to Form:

Wendy M. Green, Deputy Chief Counsel

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE CONTINUATION OF
NEGOTIATIONS FOR A DEVELOPMENT AGREEMENT FOR THE
REDEVELOPMENT OF THE FORMER INDIAN SPRINGS MALL SITE**

WHEREAS, a Request for Qualifications was issued by the Unified Government of Wyandotte County/Kansas City, Kansas (“Unified Government”) requesting qualified developers for the redevelopment of three Unified Government owned sites, one of which was the former Indian Springs Mall site, in 2023; and

WHEREAS, the Unified Government selected three developers in September 2023, one of which was Eastside Innovation Kansas LLC (“Eastside Innovation”); and

WHEREAS, the Unified Government issued a Request for Proposals for the redevelopment of the former Indian Springs Mall site in February 2024 which was open only to the three developers chosen through the RFQ process; and

WHEREAS, Eastside Innovation was awarded the project for the redevelopment of the former Indian Springs Mall site through the RFP process in October 2024; and

WHEREAS, Eastside Innovation, through its attorney, was provided a funding agreement and was requested to provide funds in the amount of \$30,000 in November 2024 so that negotiations on a development agreement could begin in earnest as the execution of a funding agreement and the provision of funds for said agreement are standard for economic development projects; and

WHEREAS, a series of meetings took place between Eastside Innovation, Unified Government Staff, and Wyandotte Economic Development Council between March 2025 and July 2025 with Eastside Innovation sending a proposed term sheet to Unified Government staff on July 7, 2025, but not a signed funding agreement or funds; and

WHEREAS, further communication occurred from August 2025 through December 2025 with Unified Government staff submitting a response to the proposed term sheet to Eastside Innovation in September 2025; and

WHEREAS, legal counsel for the Unified Government sent a letter to Eastside Innovation on March 17, 2026, requesting missing information and documentation as well as the executed funding agreement and the funds requested in November 2024; and

WHEREAS, Eastside Innovation responded by email on March 23, 2026 to legal counsel for the Unified Government by providing documentation previously sent to Unified Government staff and suggesting an additional response would be forthcoming; and

WHEREAS, legal counsel for the Unified Government sent a response letter to Eastside Innovation on March 27, 2026, reiterating the need for the requested documentation and

information that had yet to be provided as well as an executed funding agreement and funds by close of business April 6, 2026 or the award of the project would be terminated per Section 2.07 of the RFP; and

WHEREAS, legal counsel for the Unified Government received a redlined version of the funding agreement from Jonathan Arnold with Arnold Development Group, a partner of Eastside Innovation in the project, on March 27, 2026, with an email stating a comprehensive response would be provided the following week; and

WHEREAS, a joint response was provided to the Unified Government staff by Eastside Innovation, Arnold Development Group, and Keystone Community Corporation on April 1, 2026; and

WHEREAS, a final revised funding agreement was send to Arnold Development Group, Eastside Innovation and Keystone Community Corporation on April 6, 2026, by legal counsel for the Unified Government by email stating an executed copy and funds in the amount of \$30,000 was required to be received by close of business April 10, 2026, in order for their group to proceed as well as providing a list of concerns with some of their referenced incentives; and

WHEREAS, an executed funding agreement and funds in the amount of \$30,000 was received from Eastside Innovation and Eastside Opportunity Ventures the afternoon of April 10, 2026 along with a response letter and documentation from an attorney representing the development group of Eastside Innovation, Arnold Development Group and Keystone Community Corporation; and

WHEREAS, Unified Government staff and legal counsel for the Unified Government continue to have concerns regarding the proposed terms for the development.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS:**

Section 1. Unified Government staff and legal counsel are hereby directed to continue to work with Eastside Innovation and its partners on a development agreement for the redevelopment of the former Indian Springs Mall site and to bring forth such agreement to this commission by way of the Economic Development/Finance standing committee for approval.

Section 2. The Mayor, the County Administrator, and the Unified Government's other officers, agents, and employees are hereby authorized and directed to take such further action, as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 3. Effective Date. This Resolution shall be effective upon its adoption by the Unified Government Board of Commissioners.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS
THIS ____ DAY OF MAY 2026.**

Christal E. Watson
Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to Form:

Wendy M. Green, Deputy Chief Counsel



Midtown Station

Project Update to Unified Government Economic Development & Finance Standing Committee - November 3, 2025



**EASTSIDE
INNOVATION**



Project Vision & Team



Erik Murray

East Side Innovation

- Kansas City, Kansas Native
- \$1B in Commercial Real Estate transactions during 20 year career
- On a mission to use clean energy to catalyze socioeconomic prosperity to Eastside communities.



Jonathan Arnold

Arnold Development

- Kansas City based since 2002
- Developer of award winning Second and Delaware Apartments
- On a mission to develop sustainable, walkable mixed-use communities

Overall Vision:

**Building a Vibrant
Mixed-Use
Community**

Precedent

Second and Delaware

276 Unit Passive House Development

55,000 SF Courtyard and Rooftop Gardens

Winner of NAA Best New Community Award



Use Long Lasting Materials to Increase Yield

The current “Low First Cost” approach is broken. We develop projects that are designed to last 200+ years, resulting in lower operating costs, lower carbon emissions and higher yields.



Concrete or Mass Timber Structures have:

- Lower utility costs
- Lower insurance rates
- Lower maintenance costs
- Better thermal comfort
- Lower carbon emissions

↑ Most wood frame buildings have high utility costs, high insurance rates, high maintenance costs and water intrusion issues.

Integrate Greenspace

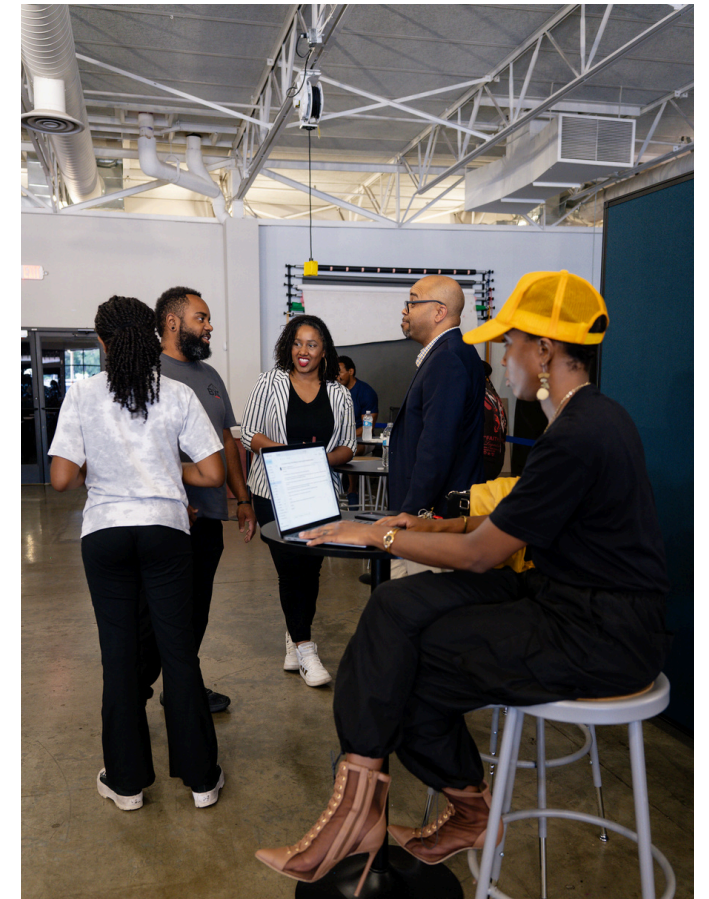
Our concrete construction and Passive House design allow our projects to have an abundance of landscaped courtyards and rooftop gardens.



Project Spotlight: Pictured above is the Arnold Development Group's latest project, Second and Delaware. It is the largest Passive House Certified building in the world, has more than 55,000 square feet of green space in the courtyard and rooftop gardens. It also won the **National Apartment Association's Award for Best New Construction Community for 2022.**

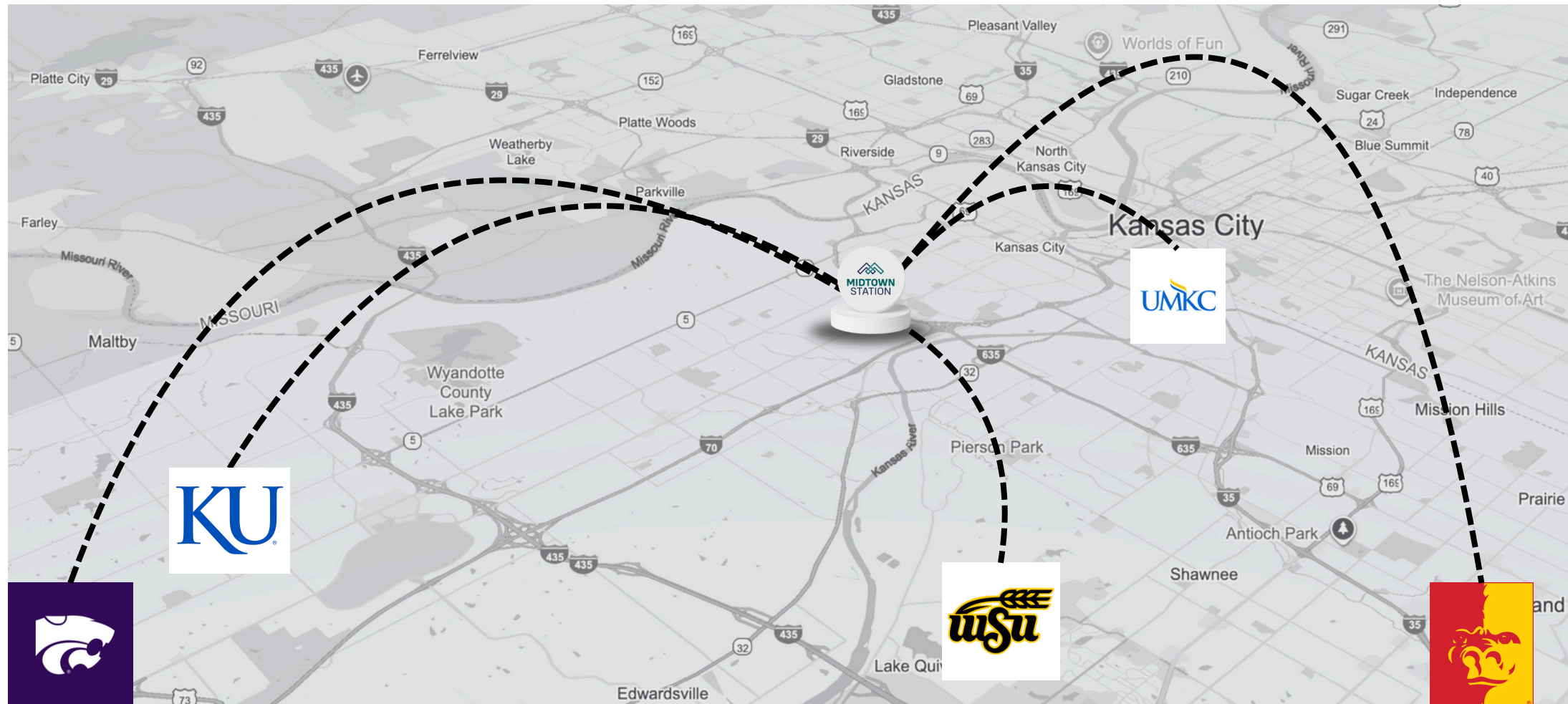
Building What's Next, Together.

Keystone Innovation District is Kansas City's geographic hub for innovation—a place where leading-edge anchor institutions, startups, corporations, and civic partners cluster and connect to accelerate new ideas, drive entrepreneurship, and expand economic mobility.



Building What's Next, Together.

At Midtown Station, Keystone will extend this mission across the state line—bringing the **programming, partnerships, and strategy** that transform development into a **living innovation ecosystem**. Together with our partners, we're shaping Midtown Station into a **strategic placemaking initiative and regional hub for innovation and economic mobility**, ensuring that growth benefits the entire community.



Proof in Action: Building Community Before Buildings.

Keystone's impact at Keystone CoLAB demonstrates what's possible when programming leads placemaking.

At Keystone CoLAB we've:

- Hosted **500+ innovation led events** with **12,800 attendees** from **100+ organizations**.
- Resulting in **200 Mentorship Connections** and over **620 Resource connections** made (clients, jobs, investors, and partnerships).
- Accelerated 72 Startups through Social Venture Studios, Co-Residency, and Keystone Mentorship Program.
- Home to **10 nonprofits and 8 startups**, creating density and collaboration that drives regional impact.

Some of Our Partners:



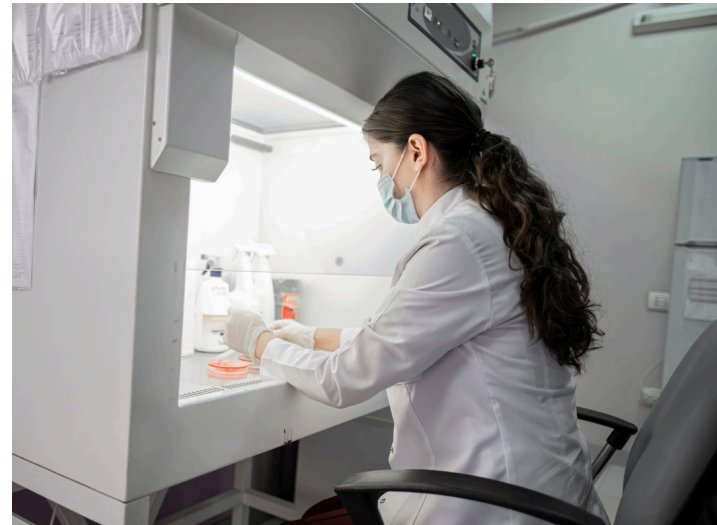
KansasCity.ai
K.C. AI CLUB



Our Strategy: Building the Connective Infrastructure of Innovation.

Across Kansas City, Keystone's programming advances seven interconnected objectives that guide everything we do:

1. **Strengthen Innovation Ecosystem**
2. **Accelerate Startup Growth**
3. **Support Social Ventures**
4. **Leverage Partnerships**
5. **Develop Infrastructure**
6. **Build Talent Pipelines**
7. **Measure Impact**

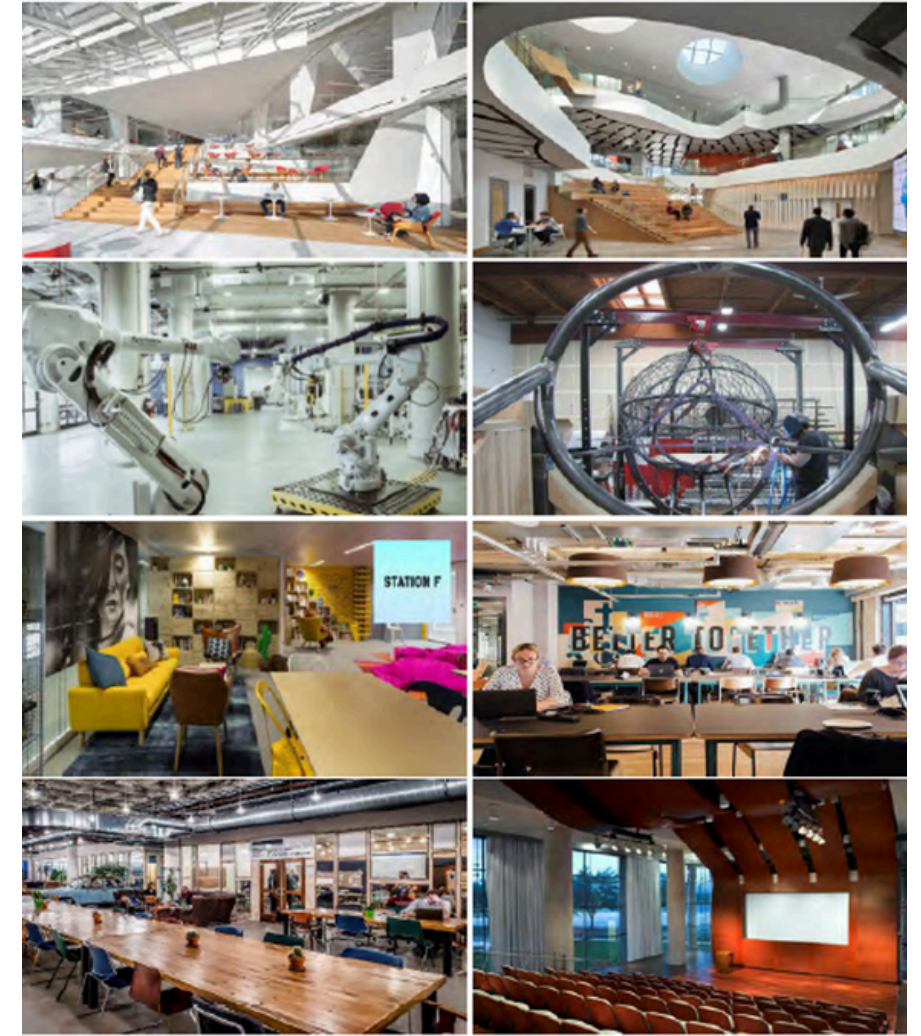


Midtown Station, Powered by Keystone.

Midtown Station will become a living platform for innovation in Kansas City, Kansas—an inclusive, walkable community where discovery, application, and opportunity converge. Keystone's role is to:

- **Anchor the innovation ecosystem** within Midtown Station through programming, convenings, and partnerships.
- **Launch a Kansas innovation hub** connecting Kansas innovation stakeholders and serving as an attraction for out of state investment.
- **Activate accessible pathways**—linking workforce development, startup growth, and corporate collaboration.
- **Bridge sectors and people**, ensuring that economic growth in Wyandotte County is equitable, sustainable, and community-driven.

Midtown Station isn't just development—it's convergence. Powered by Keystone, it's **where Kansas City, Kansas builds what's next.**



Master Plan



Apartments	1,975	units
Service Retail and F&B	280,910	sf
Parking Structured	2,900	spaces
Parking Street	250	spaces
Single Family	63	homes
Townhomes	150	units
Innovation	31,842	sf
Meeting Rooms	31,842	sf
Hotel	168	rooms
Grocery Store	18,085	sf
Greenhouse	15,934	sf



Sources and Uses of Funds

Uses

Hard Costs	734,277,001
Soft Costs	216,848,813
Total	951,125,814

Sources

Perm Debt	528,613,600
PRI Funds	58,530,000
LIHTC Investor Equity	172,491,860
NMTC	6,430,962
ITC Investor Equity	136,732,279
Developer Equity	48,327,112
Total	951,125,814

Financing Gap and Proposed Solutions

The following table outlines the yield without incentives, following with a proposed set of financing tools that will make the project financially viable.

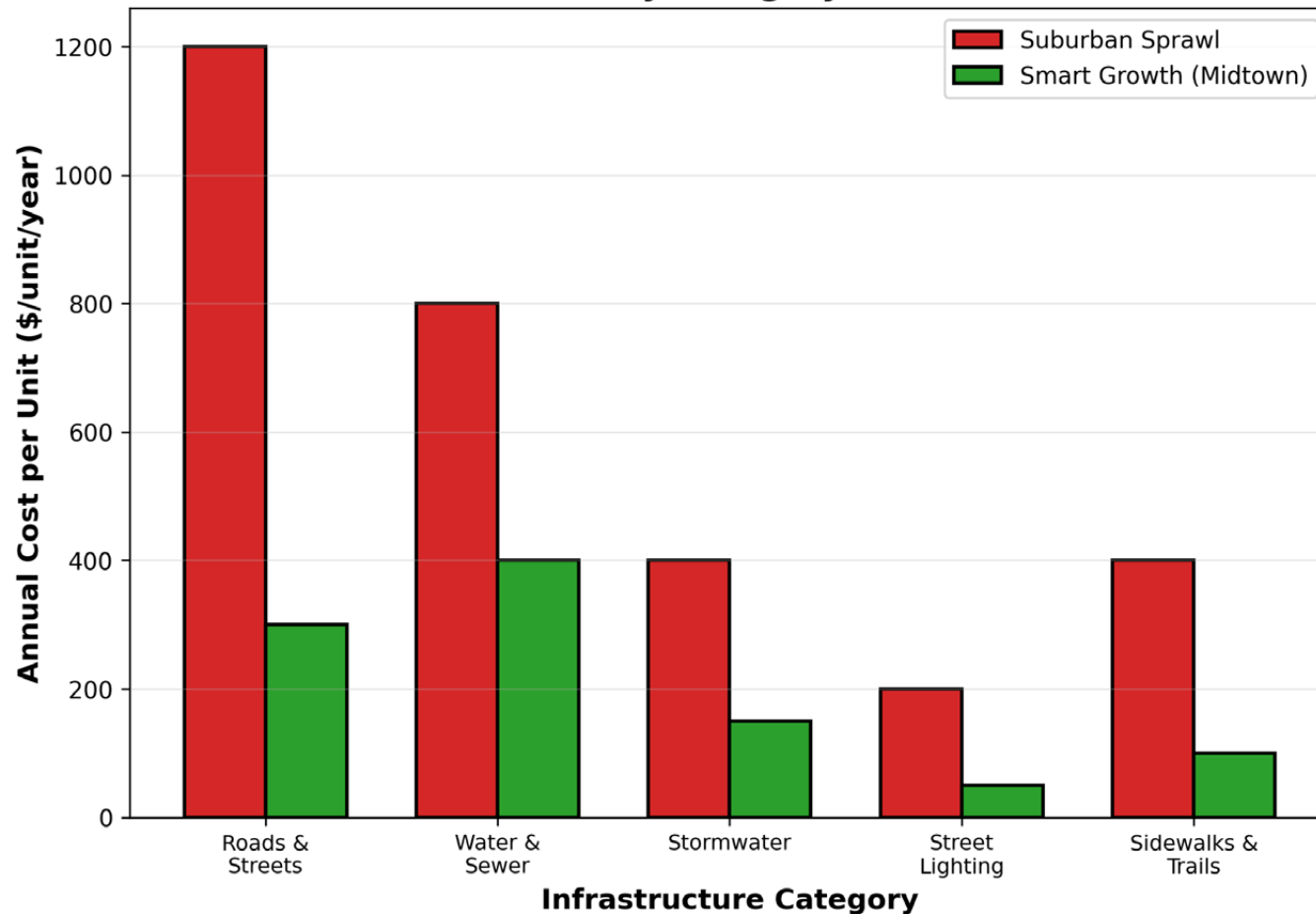
TOTAL DEVELOPMENT COST	951,125,814
Return on Cost	3.9%
Total Development Cost	951,125,814
(Less ITC Equity)	(136,732,279)
(Less LIHTC Equity)	(172,491,860)
(Less Star Bond / TIF)	(38,900,000)
(Less Land Grant from UG)	-
Adjusted Development Cost	603,001,674
Stabilized NOI	37,475,693
Yield on Cost	6.2%

* Note: Stabilized NOI Assumes a 95% property tax abatement for a period of 20 years. Construction costs assume Sales Tax Abatement on Construction Materials.

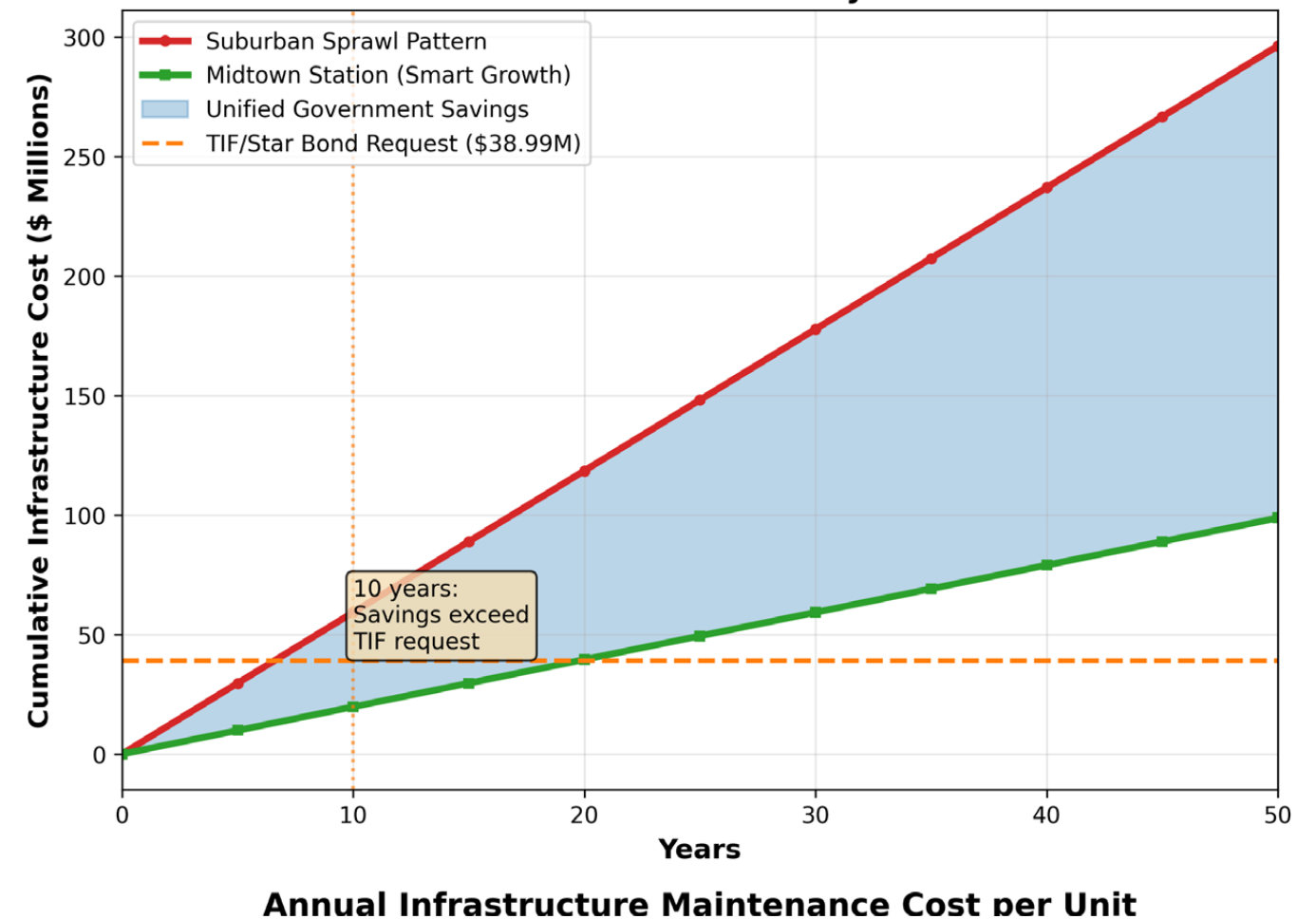
Financial Benefit to the Community

The Midtown Station smart growth development will save the Unified Government \$197.5 million in infrastructure maintenance costs over 50 years compared to an equivalent suburban sprawl development pattern.

Annual Infrastructure Maintenance Cost per Unit By Category



Infrastructure Maintenance: Suburban vs. Smart Growth Midtown Station Project



Methodology

This analysis compares the long-term infrastructure maintenance costs between two development patterns.

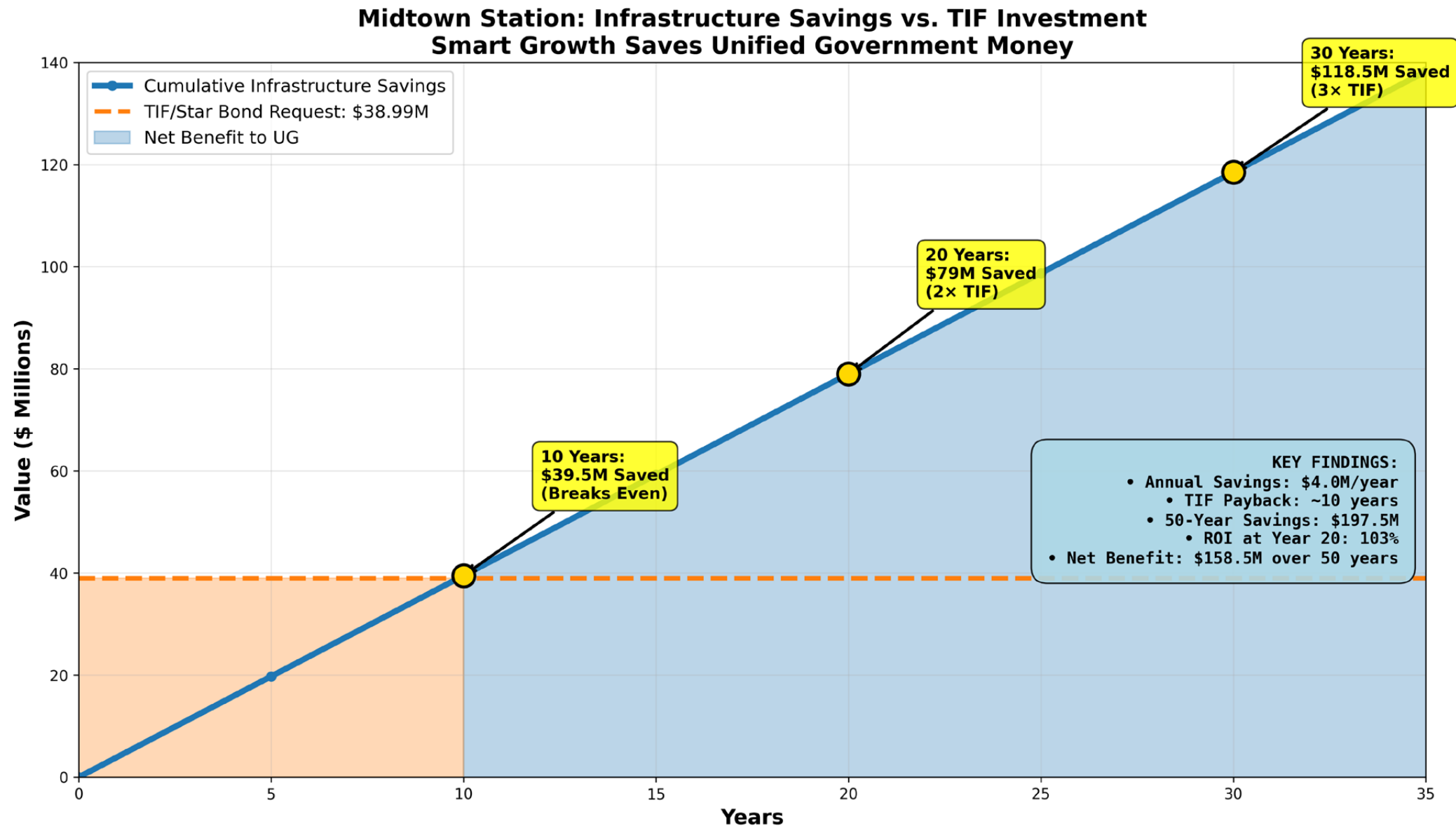
Infrastructure Cost Breakdown (Annual per Unit)

Infrastructure Category	Suburban	Smart Growth	Savings
Roads & Streets	\$1,200	\$300	\$900
Water & Sewer	\$800	\$400	\$400
Stormwater	\$400	\$150	\$250
Street Lighting	\$200	\$50	\$150
Sidewalks & Trails	\$400	\$100	\$300
TOTAL	\$3,000	\$1,000	\$2,000

The \$2,000 per unit annual savings is multiplied by 1,975 units to calculate total annual savings of \$3.95 million.

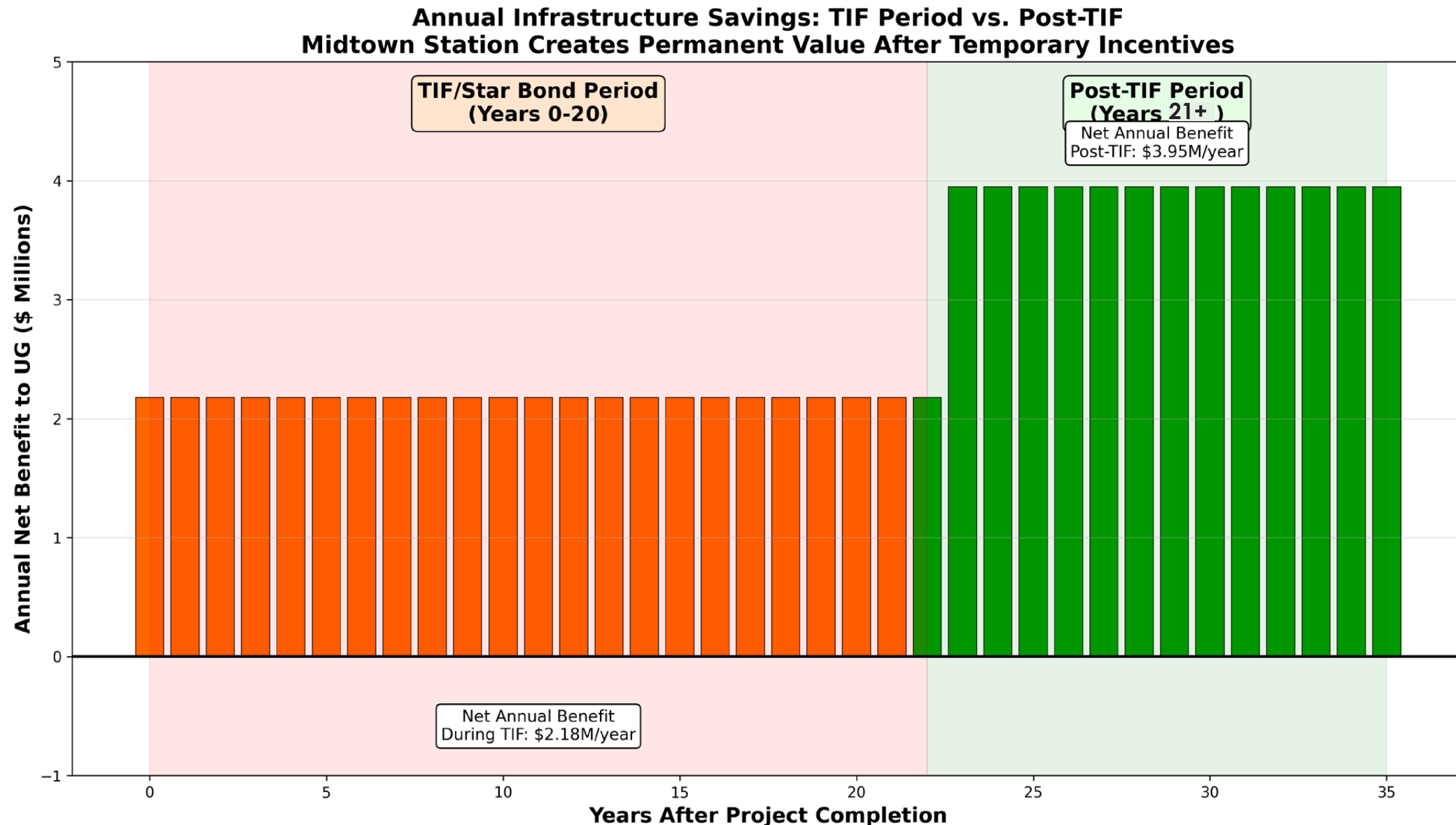
Long Term Tax Payer Benefits

The requested TIF/Star Bond investment of \$38.9M will be fully recovered through infrastructure savings alone within 10 years, providing a 407% return on investment over the project lifespan.



Annual Infrastructure Savings

After year 20, the UG receives full property and sales tax revenue PLUS continues enjoying \$3.95M annual infrastructure savings. The long-term benefit far exceeds the short-term support.



Supporting Research

Multiple studies have documented the fiscal advantages of compact development.

- Urban3 analysis shows that **urban areas generate 10-20× more tax revenue per acre than suburban areas** while requiring similar infrastructure maintenance budgets.
- The True Cost of Sprawl (New Climate Economy, 2015) found that **compact development reduces infrastructure costs by 40-70%**.
- Strong Towns research demonstrates that **suburban development patterns create long-term liabilities** that exceed their tax generation capacity.
- EPA studies show that **smart growth communities save 30-40% on capital infrastructure costs** and even more on long-term maintenance.

Midtown Station's infrastructure savings are consistent with this body of research.

Additional Benefits Not Included in This Analysis

This analysis focuses solely on infrastructure maintenance savings. The actual value proposition is even stronger when considering:

- Economic development impacts (~860 permanent jobs)
- Construction jobs (~2,100 job-years)
- Increased property tax base after TIF expires
- Sales tax revenue from retail/F&B tenants
- Reduced VMT and associated health/environmental benefits
- Affordable housing units (via LIHTC)
- Blight elimination and neighborhood stabilization
- Energy savings from Passive House construction
- Transit ridership support
- Community amenities (parks, greenspace, etc.)

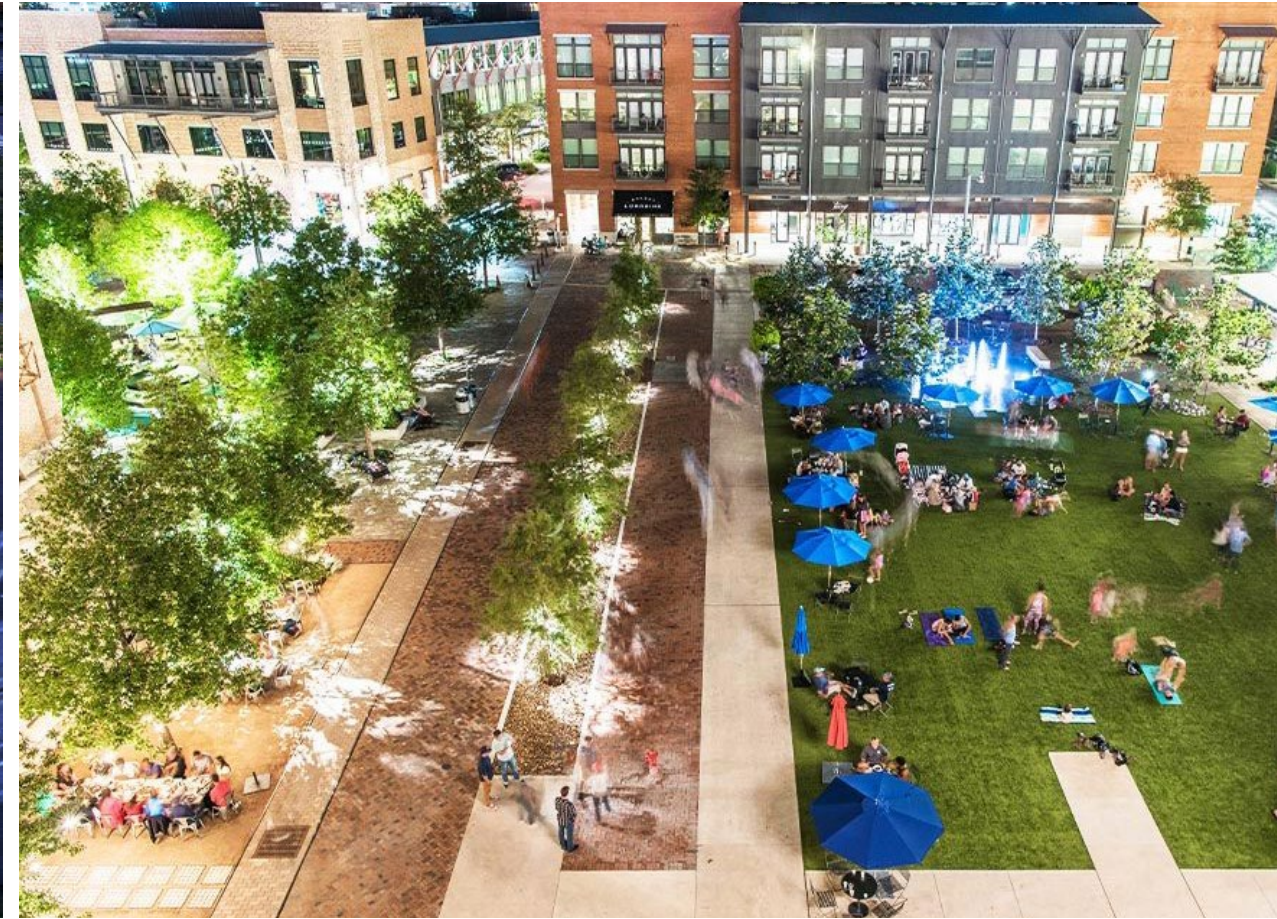
The infrastructure savings alone justify the investment. Everything else is additional return to the community.

Conclusion

- The requested incentives for Midtown Station represent a prudent long-term investment by the Unified Government. While the 20-year TIF/Star Bond period and land grant may seem substantial, they pale in comparison to the \$197.5 million in infrastructure savings the project will generate.
- This is not a typical economic development deal requiring faith in job creation projections or multiplier effects. The infrastructure math is straightforward: smart growth costs less to maintain than suburban sprawl. Midtown Station's compact, transit-oriented design will save the Unified Government \$3.95 million every year for decades to come.

The choice is clear. This project deserves support because it makes fiscal sense.

Conclusion & Next Steps



1. Work with EDC to finalize development agreement and incentive package.
2. Establish agreement with BPU regarding solar interconnection.
3. Break Ground in Q2 2026

VIDEO



MIDTOWN
STATION



MIDTOWN STATION | INDIAN SPRINGS

November 3, 2025 – ED&F

INCENTIVE / TOOL / REQUEST	DEVELOPER REQUEST
1. Land Acquisition / Purchase Price (~ 90 acres)	<ul style="list-style-type: none">• \$0
2. UG Infrastructure Grant	<ul style="list-style-type: none">• \$2 Million upfront to fund site infrastructure improvements
3. Tax Increment Financing (TIF) District	<ul style="list-style-type: none">• 95% pay-go• Multiple Districts (5-7)
4. Sales Tax And Revenue (STAR) Bond District	<ul style="list-style-type: none">• TBD• Total sales tax generated over 20 years is estimated at approximately \$140M
5. Community Improvement District (CID)	<ul style="list-style-type: none">• 1% CID Sales Tax (pay-go)• Would generate \$17.5M over 22 years at 1%• Anticipate multiple districts• May request up to 1.5%
6. Transient Guest Tax (TGT) – Bed Tax	<ul style="list-style-type: none">• 100%
7. Industrial Revenue Bonds – Sales Tax Exemption Only	<ul style="list-style-type: none">• TBD

Additional Requests:

UG expedite permits & review for all phases of project.

Letters of support from UG:

1. LIHTC / Affordable Housing
2. HUD 221(d)(4) Loan – residential components
3. TIFIA 49 Loan (Transit Infrastructure)
4. New Market Tax Credits
5. RAISE Grant (USDOT)

ARNOLD DEVELOPMENT · EASTSIDE INNOVATION · KEYSTONE COMMUNITY CORPORATION

Midtown Station

Transforming 90 Acres of Eastern Wyandotte County

Presentation to the Economic Development & Finance Committee

Unified Government of Wyandotte County · June 1, 2026



The Site

90 Acres at I-635 and State Avenue

- Most visible vacant property in KCK
- Vacant since the mall closure
- Highway visibility, regional accessibility
- Owned by the Unified Government
- The anchor opportunity for Eastern Wyandotte

90

ACRES

2,117

UNITS

\$1.13B

TDC





Award-Winning Track Record

Second and Delaware — Kansas City, Missouri

- Best New Construction Community in the U.S.
- National Apartment Association award winner
- 75% Lower utility bills
- Highest residential quality tier in the market
- Same standard committed for Midtown Station



National Apartment Association — Best New Construction Community



Urban Revitalization Done Right

Historic Northeast Lofts – Kansas City, Missouri

- Adaptive reuse anchoring Independence Ave
- 395 Mixed-income housing units
- Daycare, Healthcare, Community Center
- Catalyst for surrounding neighborhood investment
- Proven ability to deliver complex urban deals
- The same playbook scaled for Midtown Station
- \$500 million total development cost



Adaptive reuse · Mixed-income housing · Neighborhood anchor



What Eastern Wyandotte County Needs

Beyond Warehouses — A Place to Live, Work, Thrive



High-wage jobs

Not just distribution shifts



Quality housing

Affordable to residents here



Daily services

Daycare, healthcare, grocery



Energy independence

Net zero — no electric bill



Regional destination

Not another truck terminal



High-Wage Jobs, Right Here at Home

The Keystone Innovation District Partnership

- 80,000 SF Innovation District anchors Phase 1
- 200 direct jobs averaging \$70,000 per year
- 120 additional indirect jobs through multiplier
- Clean tech, digital, and biotech sectors
- Workforce training and STEM pipeline onsite

200

Direct jobs at \$70K average

120

Indirect jobs through multiplier

80K SF

Innovation District onsite



The Electric Expo

32,000 SF Regional Destination — Built for STAR Bond Eligibility

- Interactive exhibits: solar, geothermal, batteries, EV
- 100,000+ annual visitors from outside Wyandotte
- STEM programming for K–12 and corporate training



STAR BOND STATUTORY CRITERIA

1 Tourism Area

Regional clean-energy destination

2 Economic Catalyst

\$80.6 eligible sales per year

3 Out-of-County Visitors

100K+ from outside Wyandotte

4 Secretary Approval

Joint UG-KDOR engagement



Quality Housing and Daily Services

Mixed-Income, Walkable, Service-Rich

- 2,117 units — affordable to market-rate
- Same quality benchmark as Second and Delaware
- Onsite affordable daycare and healthcare access
- Full-service grocery in a current food desert
- Parks, greenhouse, fitness, community gathering



Mixed-income housing



Affordable daycare



Healthcare access



Full-service grocery



Parks & community spaces







Net Zero Living, No Electric Bill

Passive House Construction, Integrated Clean Energy

- 18,648 kW of distributed solar capacity
- Geothermal heating and cooling, every building
- Concrete passive house — quiet, ultra-efficient
- Transit-oriented — lower transportation costs
- True energy independence for every resident

18,648 kW

Solar capacity

26.7M kWh

Annual generation

90%

HVAC savings

\$0

Resident electric bill



The Program at a Glance

A True Mixed-Use Community

2,117

Residential units

240K

SF commercial / innovation

167

Hotel keys

5

Phases over 7 years

Mixed-use community components

- **Residential** — affordable, market-rate, townhomes, single-family, penthouses
- **Commercial** — innovation space, food/beverage, fitness, service retail
- **Hospitality** — 167-key hotel with meeting facilities
- **Anchors** — grocery store, greenhouse, daycare, Electric Expo
- **Infrastructure** — structured parking, Village Green, parks, solar



Five Phases, Seven Years

Sequenced Delivery from 2031 to 2037

Phase	Opens	Units	Commercial	Key Features	TDC
Phase 1	2031	609	~205K SF + Hotel	Innovation District, hotel, grocery, Electric Expo	\$399M
Phase 2	2033	367	~50K SF	Greenhouse, townhomes, F&B	\$193M
Phase 3	2034	184	~15K SF	North retail, single-family	\$79M
Phase 4	2035	449	Residential only	Penthouses, townhomes	\$230M
Phase 5	2037	508	~32K SF	Single-family, penthouses	\$233M
Total	2031–2037	2,117	~240K SF + 167 keys	Mixed-use community	\$1.13B

Phasing Plan

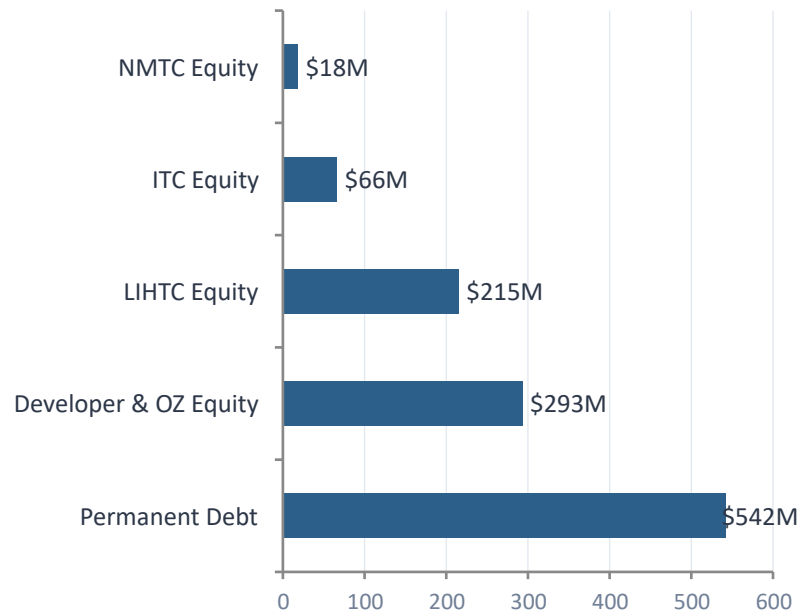




\$1.134 Billion Total Development Cost

81% Private Capital, Zero UG Cash or Bonds

- Permanent debt (DSCR-sized): \$542M (48%)
- Federal LIHTC equity: \$215M (19%)
- Developer and OZ equity: \$293M (26%)
- ITC and NMTC equity: \$84M (7%)
- No UG bond issuance, no UG appropriation





Capital by Phase

Private Capital Dominates Every Phase

Phase	TDC	Private Capital	Private %	LIHTC (Public-Framed)	Public %
Phase 1	\$399M	\$331M	83%	\$68M	17%
Phase 2	\$193M	\$156M	80%	\$38M	20%
Phase 3	\$79M	\$63M	80%	\$16M	20%
Phase 4	\$230M	\$182M	79%	\$48M	21%
Phase 5	\$233M	\$186M	80%	\$47M	20%
Total	\$1.134B	\$918M	81%	\$215M	19%

NOTE: LIHTC equity is institutional capital placed by tax-credit investors bearing market risk. Treated as public above using the a conservative framing; under standard industry framing, the project is 100% privately financed with no grant or direct public expenditure.



Land Investment & Structure

Aligned with Scavuzzo Precedent – Structured for UG Protection

- Full conveyance at Phase 1 closing
- Site-wide infrastructure requires whole-site control
- Payments structured across each phase closing
- Reversionary interests on undeveloped parcels
- Final terms in Development Agreement

PROPOSED PAYMENT STRUCTURE

2028	Phase 1 Closing	Full title transfer + Payment 1
2030	Phase 2 Closing	Payment 2
2031	Phase 3 Closing	Payment 3
2032	Phase 4 Closing	Payment 4
2033	Phase 5 Closing	Final payment

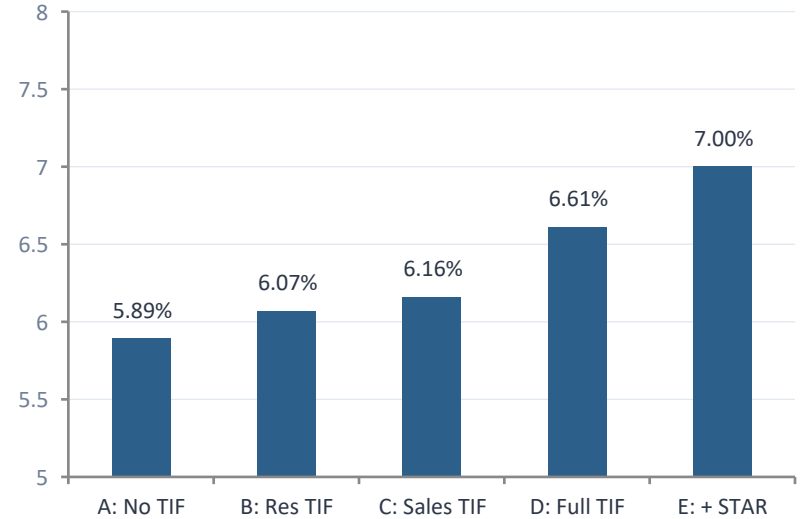
Total payment amount and per-phase allocation, to be finalized in the Development Agreement.



Why Incentives Are Necessary

But-For Analysis – Feasibility Begins at 7% IRR

- Scenario A (No TIF): 5.89% — not financeable
- Scenario B (Residential TIF only): 6.07%
- Scenario C (Sales Tax only): 6.16%
- Scenario D (Full TIF): 6.61%
- Scenario E (Full TIF + STAR Bonds): 7.00%



Scenario E reaches the lower bound of the 7–8% feasibility range



Resilience If STAR Bonds Don't Advance

The Project Adapts — Scope Adjusts, Core Vision Preserved

WITH STAR BONDS

- Electric Expo at 32,000 SF
- Full clean-energy education programming
- Regional destination at full scale
- Phase 1 anchors: hotel + Innovation + Expo
- Target Return: 7.0% IRR

WITHOUT STAR BONDS

- Electric Expo scope adjusted downward
- Educational mission preserved at reduced size
- Innovation District, hotel, housing all proceed
- Solar, geothermal, passive house all proceed
- Target Return: 7.0% IRR

87% of TDC is unrelated to STAR Bond capture. *The project adapts; the partnership doesn't depend on a single outcome.*



Capital Stack Resilience

No Single Source Exceeds 26% of TDC

Source	Amount	% of TDC	Timing	Mitigation
Permanent Debt (DSCR)	\$542M	48%	Construction-to-perm conversion	DSCR-sized; stress-tested at 1.30x
Developer & OZ Equity	\$293M	26%	Phased deployment per construction	OZ 2.0 designations Jul–Dec 2026
LIHTC Equity	\$215M	19%	Annual KS allocation cycle	Federal program; recurring rounds
ITC Equity (Solar/Geo)	\$66M	6%	Tied to energy property install timing	Federal tax credit; mature market
NMTC Equity	\$18M	2%	CDE allocation cycles	Modest exposure; phaseable

Diversified stack – no single allocation failure stops the project



The Incentive Package

Modeled on the 2019 Scavuzzo Agreement

20-Year TIF District

Ad valorem and sales tax redirection

STECM via IRBs

Sales tax exemption on materials

BPU Solar Interconnection

Condition precedent to solar build

Residential Assessment

\$100,000 per door for LIHTC units

STAR Bond Application

Subject to KDOR eligibility



Let's Pitch the State Together

STAR Bonds help close the financial gap — propose working together to pitch the State.

1

Joint trip to Topeka

Unified Government +
Developer, together

2

Lt. Governor support

Secure backing for STAR
Bond designation

3

KDOR eligibility

Preliminary determination
before further work

4

Development Agreement

Advance with UG legal team
in parallel

Targeting groundbreaking 2028

Appendix

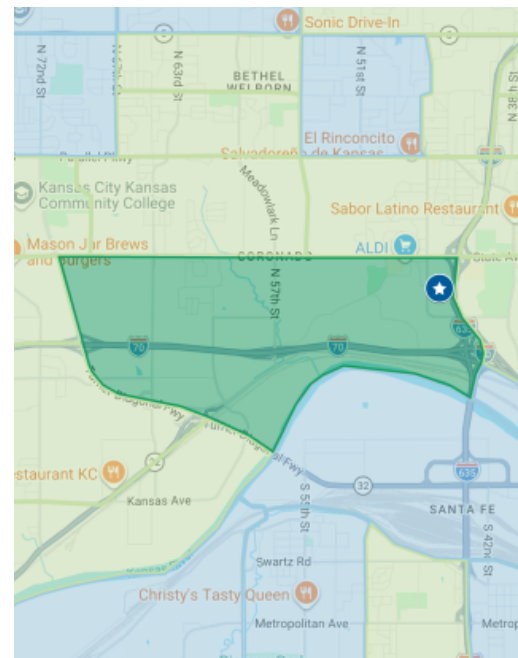


Opportunity Zone Advantage

A nationally aligned investment strategy supporting long-term economic growth.

- Positioned in OZ 1.0 and UG's top priority OZ 2.0
- Powerful platform for long-term private investment
- Strongly aligned with national and state OZ priorities:
 - Mixed-income housing
 - Workforce and innovation districts
 - Clean energy infrastructure
 - Community-serving retail and services
 - Walkable, transit-oriented development
- Ideal OZ investment: catalytic project designed to create lasting economic opportunity and neighborhood growth.

**OZ 2.0 designations made by Governor's office in July 2026 with US Treasury certifying by December 2026.*





Building an Investment-Ready Corridor

Helping prepare Eastern Wyandotte for long-term investment and redevelopment.

- EOV leading OZ education and engagement
- Community conversations around equitable development and reinvestment
- Connecting developers, stakeholders, and public-sector partners
- Supporting regional visibility for Eastern Wyandotte opportunities
- Strengthening the State Avenue corridor development ecosystem

Investment succeeds where **vision, partnership, and community alignment** already exist.

